2. PJF, L.L.C. (Applicant)

03-7-CZ10-4 (03-73) BCC/District 6 Hearing Date: 4/29/04

Property C	wner (if different from app	olicant) <u>Same.</u>		
	option to purchase □ / uest? Yes □ No ☑	lease   the property predicated	on the approv	al of the
Disclosure	of interest form attached?	Yes ☑ No □		
	Previous Zo	oning Hearings on the Property:		
<u>Year</u>	<b>Applicant</b>	Request	<b>Board</b>	<u>Decision</u>
·				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Applicant Name: PJF, L.L.C.  Andy Zitman  Norma Rassi  Representative: Hector Alvarez	Joan Moore, Ilena Rodriquez Osvaldo Rodriguez, Carol Bosme Objectors: <u>Ramiro Cruz, Sharon Smith</u>			
Hearing No. 03-7-CZ10-4 (03-73)	Hearing Date: July 9, 2003			
•	o. CZAB1003			
Motion: Per Department	Standard Conditions:			
Per DIC	Deferred to: September 16, 2003			
Approved as Requested	Witndrawal			
Denied Without Prejudice	·			
Denied With Prejudice				
	pjectors and neighbors.			
Revised plans accepted? YES				
Revised plans accepted? YES				
Revised plans accepted? YES	Yes No Absent			
Revised plans accepted? YES  Covenant accepted? YES  Jose M. Blanco	Yes No Absent			
Revised plans accepted? YES  Covenant accepted? YES  Jose M. Blanco  Manuel Casas M	Yes No Absent X X			
Revised plans accepted? YES  Covenant accepted? YES  Jose M. Blanco	Yes No Absent			

NO \_\_X\_\_

EXHIBITS:

YES \_\_\_

County Attorney: <u>David Hope</u>

# COMMUNITY ZONING APPEALS BOARD AREA 10 MOTION SLIP

PPLICANT'S NAME: PJF, L.	L.C.			
REPRESENTATIVE(S):				
HEARING NUMBER	HEARING DATE	RESC	DLUTIO	N NUMBER
03-7-CZ10-4 (03-073)	SEPTEMBER 16, 2003	C	ZAB10-	-03
DEPT. REC: APPROVAL (no cond 1) RU-3 to RU-5A	itions)			
MOTION:				
WITHDRAW: Entire Applic	ation ITEM(S)	<u>.                                    </u>		
DEFER: INDEFINITE	∟у □ то:		With L	eave To Amen
DENY: WITH PREJ	UDICE WITHOUT PRE	JUDICE		
ACCEPT PROFFERED COVE	NANT ACCEPT REVIS	SED PLANS		
APPROVE PER REQUI		MENT	PER D	).I.C.
	CONDITIONS			
No QUORUM- d	eferred to 10-	14-03		
	M/S NAME	YES	NO	ABSENT
TITLE				
MR.		(C.A.)	<del> </del>	
MR.	Manuel CASAS	!	<u> </u>	-
MR.	Jesus RODRIGUEZ	<u>:</u> <u>:</u>	<u> </u>	
CHAIRMAN	George A. ALVAREZ			
	COUNTY ATTORNEY:		ю <u> </u>	0.5

## MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 10 MOTION SLIP

HEARING NUMBER HEARING DATE RESOLUTION NU						ΞR
03-7-CZ10-4 (03-73)	:	October 14, 2003	С	ZAB10-	-03	
DEPT. REC: APPROVAL (no	conditions)					
RU-3 to RU-5A						
MOTION:	<u></u>	<u> </u>		<del></del> -		
☐ WITHDRAW: ☐ Entire	Application	ITEM(S)				
DEFER: INDEF	INITELY	П то:		W/Lea	ve To Am	end
DENY: WITH F	PREJUDICE	WITHOUT PRE	JUDICE			
ACCEPT PROFFERED O	COVENANT	ACCEPT REV	SED PLANS			
	EQUEST	PER DEPART	MENT	PER D	).l.C.	
		استسيا	MENT	PER D	).l.C.	
□ with	STD. CONDI	TIONS			D.I.C.	
□ with	STD. CONDI	استسيا			D.I.C.	
□ with	STD. CONDI	TIONS			D.I.C.	,
□ with	STD. CONDI	TIONS		)3	ABSENT	,
NO QUO	STD. CONDI	FERRED TO NO	OV. 10, 200	)3		
NO QUC	STD. CONDI	FERRED TO NO	OV. 10, 200	)3		,
NO QUO	STD. CONDI	TIONS  FERRED TO NO  NAME  M. BLANCO	OV. 10, 200	)3		
NO QUC  TITLE  MR.  MR.	STD. CONDI	NAME e M. BLANCO	OV. 10, 200	)3		

# MIAMI-DADE COUNTY COMMUNTY ZONING APPEALS BOATTON SLIP

HEARING NUMBER		HEARING DATE RESOLUTION NUM				IBER	
		December 10, 2003			CZAB10		
03-7-CZ10-4 (03-73)		December 10, 2005				·	
REQUESTS:							
DEPT. REC:							
MOTION							
WITHDRAW: Entire A	pplication	ITEM(S)			-		·
DEFER: INDEFINITELY TO: 1/28/04 W/Leave To Ame					mend		
DENY: WITH PI	REJUDICE	WITHOUT PR	EJUDIO	CE			
ACCEPT PROFFERED CO	OVENANT	ACCEPT REV	/ISED F	PLANS			
APPROVE PER RE	QUEST	PER DEPART	<b>IMENT</b>		PER [	).I.C.	•
WITH STD. CONDITIONS							
V To provide	6 ( ) 10	od ininder	70	the	ر سر با	r. Te nu	7
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					*******	<del></del>	<del></del>
TITLE	M/S	NAME		YES	NO	ABSENT	
MR.	S 10	se M. BLANCO	(C.A.)	V	•		
MR.		anuel CASAS		V			
VICE-CHAIRMAN		esus RODRIGUEZ		1			
CHAIRMAN	IG	eorge A. ALVAREZ					

# COMMUNITY ZONING APPEALS BOAD - AREA 10 MOTION SLIP

APPLICANT'S NAME: PJF, L.	L.C.	
REPRESENTATIVE(S):		
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ10-4 (03-073)	JANUARY 28, 2004	CZAB1004
REQUESTS: RU-3 to RU-5A	<u> </u>	
DEPT. REC: APPROVAL		·
WITHDRAW: Entire Applic	ation ITEM(S)	
DEFER: INDEFINITE	LY	W/Leave To Amend
DENY: WITH PREJ	JDICE WITHOUT PRE	JUDICE
ACCEPT PROFFERED COVE	NANT ACCEPT REVIS	SED PLANS
APPROVE PER REQUI	EST PER DEPARTM	IENT PER D.I.C.
	rried forward to	Feb. 24, 2004 mtg.
TITLE	M/S NAME	YES NO ABSENT
MR.	Jose M. BLANCO	C.A.)
MR.	Manuel CASAS	
VICE-CHAIRMAN	Jesus RODRIGUEZ	
CHAIRMAN	George A. ALVAREZ	/OTE:to
XHIBITS: YES NO	COUNTY ATTORNEY:	David Hope

## IAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: P.J.F., L.L.C.

PH: Z03-73 (03-7-CZ10-4)

**SECTION:** 

8-54-41

**DATE:** April 29, 2004

**COMMISSION DISTRICT: 6** 

ITEM NO.: 2

## A. INTRODUCTION

#### o **REQUEST**:

P. J. F., L.L.C. is appealing the decision of Community Zoning Appeals Board – 10 which denied the following:

RU-3 to RU-5A

## o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

## o LOCATION:

1300 S.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

o SIZE: 102' x 107'

#### o <u>IMPACT:</u>

The approval of the requested district boundary change will permit the subject site to be used for office purposes. Said use will bring additional activity and noise into the area, as well as additional services and employment opportunities.

### B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
- 2. In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to

inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller (Land Use Element, page I-29-30).

## D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property: RU-3; fourplex Residential, 2.5 to 6.0 dua

**Surrounding Properties:** 

NORTH: RU-3; single family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4; single family residence Residential, 2.5 to 6.0 dua

EAST: RU-3; day care Residential, 5 to 13 dua

WEST: RU-1; single family residence Residential, 2.5 to 6.0 dua

The subject property is located on the west side of S.W. 42 Avenue (LeJeune Road), south of S.W. 8 Street. An older fourplex residence is currently located on the subject site. The corridor along the west side of S.W. 42 Avenue is characterized by a day care, older residential uses and offices.

### E. SITE AND BUILDINGS:

Site Plan Review: (no site plan submitted)

Scale/Utilization of Site: Acceptable

Location of Buildings: N/A

Compatibility: Acceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Access: Acceptable

Parking Layout/Circulation: N/A

P.J.F., L.L.C. Z03-73 Page 3

Visibility/Visual Screening:

Energy Considerations:

Roof Installations:

N/A

Service Areas:

N/A

Signage:

Urban Design:

N/A

## F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

#### G. NEIGHBORHOOD SERVICES:

DERM No objection\*
Public Works No objection\*
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

#### H. ANALYSIS:

The applicant is appealing the decision of Community Zoning Appeals Board - 10 which denied a request to permit a zone change from RU-3 to RU-5A on February 24, 2004 by a vote of 3 to 1. The applicant is seeking to rezone the property to RU-5A in order to allow semi-professional office uses on the site and has indicated the intent to use the property as an office for a medical doctor or a dentist.

<sup>\*</sup> subject to the conditions stated in their memoranda

The Department of Environmental Resources Management (DERM) has no objection to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. Said Department has indicated that public sanitary sewers cannot be made available to the site. In the interim, the site can be served by a septic tank and drainfield system as long as the property is not utilized for medical or dental office uses. Such uses will require connection to the public sanitary sewer system or variances from the Environmental Quality Control Board (EQCB). The Public Works Department has no objection to this application. This property lies within the Urban Infill area where traffic concurrency does not apply.

The subject property is a 102' x 107' parcel which is developed with a four plex residence. This application seeks to permit this property, which is a corner lot with frontage on S.W. 42 Avenue (LeJeune Road), to be utilized for office purposes. Southwest 42 Avenue (LeJeune Road) consists of four (4) lanes in this area and is designated a Major Roadway on the Land Use Plan (LUP) of the Comprehensive Development Master Plan (CDMP). The CDMP states that office uses may be approved along the frontage of major roadways in residential communities where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of non-residential uses or activities in the vicinity.

Numerous office uses are located along S.W. 42 Avenue (Le Jeune Road) in this vicinity. One (1) zone change from RU-3, Four Unit Apartment House District to RU-5, Residential - Semi-Professional Office District, and three (3) use variances, to permit a doctor's office. an accountant's office, and an appraiser's office, have been approved on the west side of Le Jeune Road. Seven (7) district boundary changes from RU-3 to RU-5A, Semi-Professional Office District, and two (2) use variances, both in the RU-3, Four Unit Apartment House District, to permit a real estate office and a semi-professional building with RU-5 uses, have been approved on the east side of Le Jeune Road. All of the aforementioned approvals for office zoning or office uses were granted between S.W. 9 Terrace and S.W. 16 Terrace, which encompasses the area to both the north and south of the subject property. A day care is located to the east of the subject site. The applicant intends to proffer a covenant which states that all RU-5A uses shall be permitted, except that one (1) medical practitioner or one (1) dental practitioner as a single use shall be permitted on the premises at one time and that said uses would only be permitted upon approval by the Environmental Quality Control Board. The subject property has become less desirable for residential uses due to roadway traffic and noise since it fronts directly on a major roadway; the lot does not exceed one acre; and the subject property is not zoned. developed, or designated for Estate Density Residential use. The approval of this application will be consistent with the CDMP and compatible with the zoning and development pattern of the surrounding area. Since DERM has stated that medical or dental offices shall not be permitted on this property unless and until it is connected to the public sanitary sewer system or a variance from the Environmental Quality Control Board (EQCB) is obtained, the covenant to be proffered by the applicant will assuage DERM's concerns. Accordingly, staff recommends that this application be approved subject to the Board's acceptance of the proffered covenant.

## I. RECOMMENDATION:

Approval of the appeal and of the application subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED:

06/13/03

**DATE TYPED:** 

06/13/03

**DATE REVISED:** 

08/25/03, 09/22/03, 10/17/03, 10/30/03, 12/02/03, 12/29/03,

01/13/04, 02/09/04, 04/01/04, 04/05/04, 04/09/04, 04-13-04;

04/19/04

**DATE FINALIZED:** 

04/20/04

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Month & Town

Planning and Zoning



## MEMORANDUM



TO:

Diane O' Quinn Williams, Director Department of Planning and Voning

DATE:

September 5, 2003

SUBJECT:

#Z2003000073- 2<sup>nd</sup> Revision

PJF, LLC

1300 SW 42<sup>nd</sup> Avenue

DBC from RU-3 to RU-5A (RU-3) (0.25 Ac.)

08-54-41

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

Memorite Charty

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

## Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

#### Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into a septic tank. Accordingly, the application may be approved and it may be scheduled for public hearing. Notwithstanding the foregoing, the applicant is advised that any activity that may generate liquid waste other than domestic sewage, including but not limited to, medical or dental offices, shall not be permitted on this property, unless and until is connected to the public sanitary sewer system, or if the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board.

## Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater

Page 2

runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

## Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

## Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

#### **Enforcement History:**

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

### Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

Z2003000073-2<sup>nd</sup> Revision PJF, LLC Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: P.J.F., L.L.C.

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

JUL. O 1 2003

Date

## PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AL AMOUNT OF FEE 2,2/	0.00 MEGERRIGE
RECEIPT# 1200411439	
DATE HEARD: 2124	MAR 1.0 2004
BY CZAB#O	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY
	DATE RECEIVED STAMP
*********	**********
This Appeal Form must be completed in accordance with and in accordance with Chapter 33 of the Code of Miamibe made to the Department on or before the Deadline Date:  RE: Hearing No	Dade County, Florida, and return must te prescribed for the Appeal.
Filed in the name of (Applicant)P_FU	
Name of Appellant, if other than applicant POF.	LLC & ANDIZITMAN OF
Address/Location of <u>APPELLANT'S</u> property:  1300 SU 42 Avenue (Le Jeune Rope)	MIAMIDOR COUNTY
Application, or part of Application being Appealed (Explanation)	nation):
Ru-3 to Ru-5A.	
Appellant (name): PJF, LLC hereby appeals the decision of the Miami-Dade County County of County and the Code of Miami-Dade County, Florida, I of County Commissioners for review of said decision. The reversal of the ruling of the Community Zoning Appeals B (State in brief and concise language)	ance with the provisions contained in hereby makes application to the Board ne grounds and reasons supporting the
	Of the second second
SEE EXHIBIT "A"	ATTACHED HERETO
	·
Page 4	
Page 1	

## EXHIBIT "A"

In summary - The applicant is seeking a rezoning from RU-3 (Four Unit Apartment) to RU-5A (Semi-Professional Offices - 10,000 sqft net); we have received approved recommendations by staff; the application is consistent with the Comprehensive Development Master Plan ("CDMP") and compatible with the zoning and development pattern of the surrounding area; the applicant has proffered a Declaration of Restrictions permitting only one (1) medical or dental practitioner as a single user within the premises; several semi-professional uses have been previously approved within the area.

Reasons for Appeal - The applicant has presented his application in full fairness; there is no additional increase in traffic trips; has restricted the use of the medical or dental practitioners to one single user; have obtained and submitted to the County waivers of property owners adjacent to the subject property consenting to the rezoning; met with the objectors to discuss our application; residential property fronting a major roadway has become less desirable for single family uses; the applicant has spent considerable amount of funds on this project.

We feel that the application is consistent within the rules and regulations of the Zoning Code and CDMP and therefore seek a review by the Board of County Commissioners, reversal of the Community Zoning Appeals Board decision and approve the rezoning according to staff recommendations with the acceptance of the proffered

## APPELLANT MUST SIGN THIS PAGE

Date:I day of	, year: 2004
Signed	Salely Toren
	Print Name
	4560 NW 7.HA STERET HANDTAI (Florida 33126) Mailing Address
	(305) 444-8863 (205) 444-2341 Phone Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	
association of other charge comments.	Representing PJF. LLC
	Signature
	Andrizuman
	Print Name
	950 WW 185 Avenue
	Address
	Pembrelle Pines 770 33029
	City State Zip
Plue	954-450-9311 PAX (954)-450-9256
	Telephone Number
Subscribed and Sworn to before me on the	2 day of Marcy , year 2004
	Notary Public
ANDY ZITMAN  MY COMMISSION # CC 982721  EXPIRES: Nov 19, 2004  1-800-3-NOTARY FL Notary Service & Bonding, Inc.	(stamp/seal)
	Commission expires:

## APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF <u>FOCIOS</u>		
COUNTY OF 19191 DOCE	^ =	
Before me the undersigned authority, personally appea Appellant) who was sworn and says that the Appellan of a Community Zoning Appeals Board decision.		
The Appellant further states that they have standing be Zoning Appeals Board matter because of the following:	y virtue of being of recor	rd in Community
(Check all that apply)		
<ul> <li>1. Participation at the hearing</li> <li>2. Original Applicant</li> <li>3. Written objection, waiver or consent</li> </ul>		
Appellant further states they understand the meaning and that under penalties of perjury, Affiant declares that	of an oath and the pena at the facts stated herein	alties for perjury, are true.
Further Appellant says not.		
Witnesses:  Jose Hernands	pellant's signature	·
Signature Ap	Indu Zitman	
Print Name Pri	nt Name	
	·~ .	
Signature	·	
Print Name		
Sworn to and subscribed before me on the day of	of Frarch	_, year <u>&gt;00                                  </u>
Appellant is personally know to me or has produced _identification.	Oisane H Notary (Stamp/Seal)	ough-
DIANNE HOUGH  MY COMMISSION # DD 154631  EXPIRES: December 6, 2006	Commission Expires:	12/6/02
EAPTIMES: December 6, 2000  Bonded Thru Budget Notary Services  Bonded Thru Budget Notary Services	[b:forms	/affidapl.sam(5/98)]

## APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF FOLIOP
COUNTY OF 191974 - OSDE
Before me the undersigned authority, personally appeared PASO 1. FOUSECA.  [Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant
3. Written objection, waiver or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Witnesses: All House
Signature Appellant's signature
Vonet Vineno Passo J. Pouseon
Print Name Print Name
Sailor
Signature
Doylin Jomes
Print Name
Sworn to and subscribed before me on the 2 day of 7801, year 2004.
Appellant is personally know to me or has produced as
identification.
ANDY ZITMAN  MY COMMISSION # CC 982721  EXPIRES: Nov 19, 2004  (Stamp/Seal)
1-800-3-NOTARY FL Notary Service & Bonding, Inc. }  Commission Expires:

## APPELLANT MUST SIGN THIS PAGE

Date:	1	day of _	MARCH		_ year: <u>2004</u>
•				Signed	
			• • • • •	•	·
					Print Name
· ·.					4560 NOTH STEET PAINT PORING 33126 Mailing Address
	٠				
					(305) 444-8863 (305) 444-2341 Phone Fax
If you	are fil	ing as rei	E'S AFFIDA presentative ther entity,	AVIT e of an so indicate:	Representing PJF, LLC
				C	Signature  Andy Zuman  Print Name
					950 UW 185 Avenue Address Pandrelle Pins Florida 33029
			· :·		City State Zip  City State Zip  Cq54) 450-9311 Fax (954) 450-8256  Telephone Number
Subs	cribed	and Swo	om to before	e me on the	Diane Hough  Notary Public /
- ·		·	A TO OF	EXPIRES: D	NE HOUGH (stamp/seal) SION # DD 154631 December 6, 2006 udget Notary Services Commission expires:

#### **RESOLUTION NO. CZAB10-17-04**

WHEREAS, P. J. F., L. C. applied for the following:

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15, 16, 17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.

LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 10 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and at which time the applicant
proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-5A would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by George A. Alvarez, seconded by Jose M. Blanco, and upon a poll of the members present the vote was as follows:

Jose M. Blanco Manuel Casas aye nay Jesus Rodriguez

aye

George A. Alvarez

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 10, that the requested district boundary change to RU-5A be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 24th day of January, 2004.

Hearing No. 03-7-CZ10-4 ej

## STATE OF FLORIDA

## **COUNTY OF MIAMI-DADE**

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-17-04 adopted by said Community Zoning Appeals Board at its meeting held on the 24th day of February 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of March 2004.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL

24

## TEAM METRO UNIVERSITY OFFICE

## **ENFORCEMENT HISTORY**

PJF LCC	1300 SW 42 Avenue Miami-Dade County, Florida
APPLICANT	ADDRESS
04/29/2004	03-073
DATE	HEARING NUMBER

## **CURRENT ENFORCEMENT HISTORY:**

03/30/2004

**Inspection Conducted** 

03/30/2004

No Current Violation



## Address Query for Events occurring at 1300 SW 42 AV For 1/1/02 Thru

Crime Information Wareh

Crime Information W
Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "E", "R", "J", "C", "D", "H", "Q", "I", "K", "N", "M", "", "ZZ", "P" ) and Dis.Incident Address contains "1300 SW 42 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dis	Grid	AOP	Complaint Date	Sig Pre		Disp Time	1st Arriv Time	1st Arriv Unit





# Address Query for Events occurring at 1300 SW 42 AV For 1/1/03 Thru

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "E", "R", "J", "C", "D", "H", "Q", "I", "K", "N", "M", "", "ZZ", "P") and Dis.Incident Address contains "1300 SW 42 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dis	Grid	AOP	Complaint Date	Sig Pre	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit



## Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and ( Dis.Grid in ( "1404")) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "48", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and ( Dis.Primary Unit not contains '0000') and ( Dis.Primary Unit not contains 'SB') and ( Dis.Reporting Agency Code = substring ( "030", 1, 3))

Crime information Warehouse

Grid	Signal Code	Signal Description	Total
1404	13	SPECIAL INFORMATION/ASSIGNMENT	96
	14	CONDUCT INVESTIGATION	155
	15	MEET AN OFFICER	451
	16	D.U.I.	4
	17	TRAFFIC ACCIDENT	122
	18	HIT AND RUN	23
	19	TRAFFIC STOP	29
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	11
	22	AUTO THEFT	36
	25	BURGLAR ALARM RINGING	114
	26	BURGLARY	53
	27	LARCENY	46
	28	VANDALISM	23
	29	ROBBERY	7
	32	ASSAULT	53
	33	SEX OFFENSE	6
	34	DISTURBANCE	128
	36	MISSING PERSON	7
	37	SUSPICIOUS VEHICLE	13
	38	SUSPICIOUS PERSON	22
	39	PRISONER	12

## ami-Dade Police Departm **Summarized Grid Information By Signal** For 1/1/02 Thru 2002-12-31

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "1404" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3) Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1404.	41	SICK OR INJURED PERSON	31
	43	BAKER ACT	5
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	5
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	. 7

Total Signals for Grid 1404:

1486

Total Reported: 1005

**Total Not Reported: 481** 

Total for All Grids: 1486

# Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "1404" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1404	13	SPECIAL INFORMATION/ASSIGNMENT	90
	14	CONDUCT INVESTIGATION	181
	15	MEET AN OFFICER	521
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	104
	18	HIT AND RUN	19
	19	TRAFFIC STOP	42
	20	TRAFFIC DETAIL	15
	21	LOST OR STOLEN TAG	3
	22	AUTO THEFT	20
,	25	BURGLAR ALARM RINGING	101
	- 26	BURGLARY	65
	27	LARCENY	44
	28	VANDALISM	14
	29	ROBBERY	7
	32	ASSAULT	30
	33	SEX OFFENSE	48
	34	DISTURBANCE	158
	36	MISSING PERSON	14
	37	SUSPICIOUS VEHICLE	14
	38	SUSPICIOUS PERSON	39
	39	PRISONER	18

## Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and ( Dis.Grid in ( "1404" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "48", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000') and ( Dis.Primary Unit not contains 'SB') and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1404.	41	SICK OR INJURED PERSON	71
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	7
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	9
	54	FRAUD	8

Total Signals for Grid 1404 :

1657

Total Reported: 1104

**Total Not Reported: 553** 

**Total for All Grids: 1657** 



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A Reporting Agency: MDPD From 1/1/02 Thru 1/1/03

**YEAR: 2002** 

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1404

PART I Crimes	Total Crimes
110B - SODOMY	1
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	5
2200 - BURGLARY	18
230C - SHOPLIFTING	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	26
230G - SHOPLIFTING ALL OTHERS	30
2400 - MOTOR VEHICLE THEFT	22



## MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A

Reporting Agency: MDPD From 1/1/02 Thru 1/1/03

**YEAR: 2002** 

Crime information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1404

PART II Crimes	Total Crimes	,	
1000 - KIDNAPPING - ABDUCTION	. 1		
130B - SIMPLE ASSAULT	16		
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	8		
260A - FRAUD CON/SWINDLE/FALSE PRET.	3		
260B - FRAUD CREDIT CARD/ATM	2		
260D - IMPERSONATION	3		

**Grand Total:** 

149

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and Ol.Grid in ( "1404")) and Ol.Reporting\_Agency\_Code = "030"



Miami-Dade Police Department

## MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A

Reporting Agency: MDPD From 1/1/03 Thru 1/1/04

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1404

PART I Crimes	Total Crimes
110A - RAPE	6
110B - SODOMY	1
1200 - ROBBERY	7
130A - AGGRAVATED ASSAULT	7
2200 - BURGLARY	28
230C - SHOPLIFTING	14
230F - SHOPLIFTING FROM A MOTOR VEHICLE	28
230G - SHOPLIFTING ALL OTHERS	16
2400 - MOTOR VEHICLE THEFT	13



## MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A Reporting Agency: MDPD

From 1/1/03 Thru 1/1/04 YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1404

PART II Crimes	Total Crimes	
1000 - KIDNAPPING - ABDUCTION	3	
130B - SIMPLE ASSAULT	10	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9	
260B - FRAUD CREDIT CARD/ATM	1	
260D - IMPERSONATION	3	

**Grand Total:** 

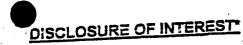
146

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and Ol.Grid in ( "1404")) and Ol.Reporting\_Agency\_Code = "030"

## DISCLOSURE OF INTEREST

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PIFLIC		
CORPORATION NAME: * PJT, LLC		Percentage of Stock
NAME AND ADDRESS  DECEMPOSES  DECEMPOSES	: 1,0°	loox
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ZONING HELL STAGE SELL TO A MIAMIL PACE PLANNING AND ZONING DEPT.	· ·	, , , , , , , , , , , , , , , , , , ,
84		and the same of the same
203-10	13	
f a TRUST or ESTATE owns or leases the subject property, list the nterest held by each. [Note: Where beneficiaries are other than nature made to identify the natural persons having the ultimate ownership	trust beneral persons interest].	eficiaries and percent of infurther disciosure shall
TRUST/ESTATE NAME:_ <b>WA</b>		Percentage of Interest
NAME AND ADDRESS		
	<del></del>	
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If a PARTNERSHIP owns or leases the subject property, list the prin partners. [Note: Where partner(s) consist of other partnership(s) entities, further disclosure shall be made to identify the natural per interests].	ncipals incl , corporat sons havir	uding general and limite ion(s), trust(s) or similary the ultimate ownerships.
PARTNERSHIP OR LIMITED PARTNERSHIP NAME: DIA		
		Percent of Ownership
NAME AND ADDRESS		



If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), owned by each. [Note: Where principal officers: owned by each. [Note: Where principal o

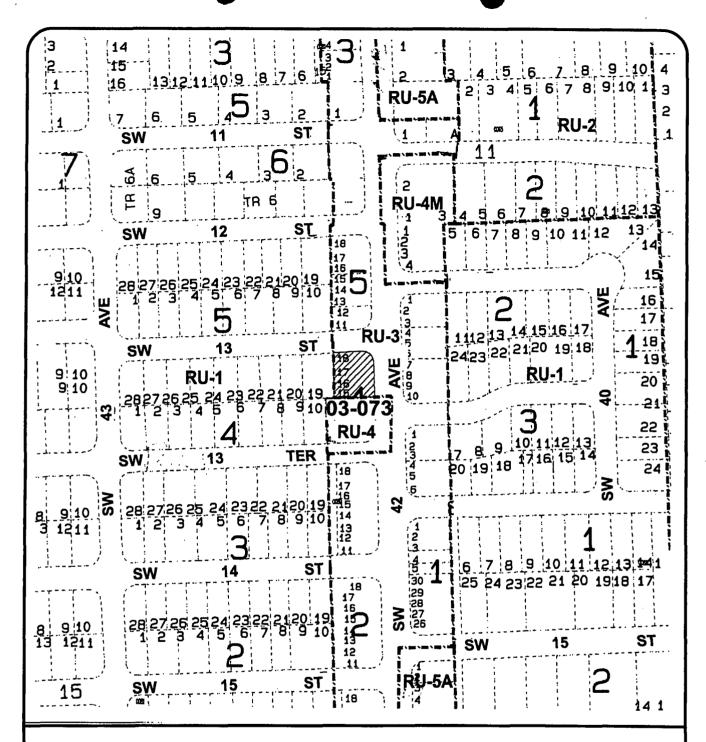
AME AND ADDRESS  ATRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons; further disciosure shall be made to identify the natural persons having the ultimate ownership interest].  Percentage of Interest  If a PARTNERSHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar partnership.  AND ADDRESS OR LIMITED PARTNERSHIP NAME: [MA]	DRPORATION NAME: * PJF, LLC	Percentage of Stock
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TRUST of ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons; further disciosure shall be made to identify the natural persons having the ultimate ownership interest].  RUST/ESTATE NAME: **MARKERSHIP**  Percentage of Interest**  If a PARTNERSHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar partners, further disclosure shall be made to identify the natural persons having the ultimate ownership interests.  PARTNERSHIP OR LIMITED PARTNERSHIP NAME: **DIA**  Percent of Ownership.**	ME AND ADDRESS	
TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of terest held by each. [Note: Where beneficiaries are other than natural persons; further disciosure shall be made to identify the natural persons having the ultimate ownership interest].  Percentage of Interest  AME AND ADDRESS  Percentage of Interest  If a PARTNERSHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar partners. [Interest of the partner o	Pable J. Canses	
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a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of terest held by each. [Note: Where beneficiaries are other than natural persons; further disciosure shall be made to identify the natural persons having the ultimate ownership interest].  Percentage of Interest  If a PARTNERSHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar antities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].  PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \(\subset \overline{L} \overline		
a TRUST of ESTATE owns or leases the subject property, list the trust beneficiaries and percent of terest held by each. [Note: Where beneficiaries are other than natural persons; further disclosure shall be made to identify the natural persons having the ultimate ownership interest].  RUST/ESTATE NAME: **LYA**  Percentage of Interest*  If a PARTINEESHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similicentifies, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].  PARTINERSHIP OR LIMITED PARTNERSHIP NAME: **LIA**  Percent of Ownership.**	ANIAMIL 1905 PLANNING AND ZOLLING CATT.	
a TRUST of ESTATE owns or leases the subject property, list the trust beneficiaries and percent of iterest held by each. [Note: Where beneficiaries are other than natural persons; further disclosure shall e made to identify the natural persons having the ultimate ownership interest].  **RUST/ESTATE NAME: **LVA**  **Percentage of Interest**  If a PARTINERSHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similing entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].  **Partnership or Limited Partnership Name: **Limited Description**  **Percent of Ownership Percent of Ownership Interests.**		and the second s
If a PARTNERSHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests.  Percentage of Interest  Percentage of Interest    Percentage of Interest	7.3-193	*
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If a PARTNERSHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].  PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 1946  Percent of Ownership		
If a PARTNERSHIP owns or leases the subject property, list the principals including general and limite partners. [Note: Where partner(s) consist of other partnersnip(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].  PARTNERSHIP OR LIMITED PARTNERSHIP NAME: [DAT]		Percentage of Interest
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	partners. [Note: Where partners, partners, partners interests].  PARTNERSHIP OR LIMITED PARTNERSHIP NAME: DIA	Percent of Ownership

If there is a CONTRACT FOR PUR HASE by a Corporation including principal officers, stockholders, beneficiaries including principal officers or partners consist of other	ation, Trust or Parish ship, list purchasers below, is or partners. [Note: Where principal officers, partnerships or similar
If there is a CONTRACT FOR including principal officers, stockholders, beneficiaries or partners consist of oth stockholders, beneficiaries or partners consist of oth entities, further disclosure shall be made to identify nature.	per corporations, trusts, partierships of similar persons having ultimate ownership interests].
	N/A
NAME OF PURCHASER	Percentage of Interest
NAME, ADDRESS AND OFFICE (if applicable)	N/A 100 %
PAGE J. FORSE	
Date of contract:	
If any contingency clause or contract terms involve ad	ditional parties, list all individuals or officers, if a
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orporation, partnership or trust:	605017
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	17 Mib 8 3 3003
¥197	William August 1975
12117	W
	fine the date of the application.
NOTICE: For changes of ownership or changes in pu	a supplemental disclosure of interest is required.
NOTICE: For changes of the date of final public hearing, but prior to the date of final public hearing,	a supplemental disease
of all parties of interest in this	application to the best of my knowledge and belief.
but prior to the date of final public reality.  The above is a full disclosure of all parties of interest in this	D 1 f.
Signature: * Shall (Form (Applie)	NA. Park
Sworn to and subscribed before me this day of	Phuse, 2003. Affiant is personally known to
Sworn to and subscribed before me this cay or	as identification.
me or has bridginged	
TO THE WAY TO THE TAIL THE TAI	MAN }
MY COMMISSION	# CC 96276
AMOUNTARY PL NOWY Service	a & Bording Inc.
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HASE by a Corporation, Trust or Pa

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

ship, list purchasers below,



### MIAMI-DADE COUNTY

### **HEARING MAP**

Section: 08 Township: 54 Range: 41

Process Number: 03-073

Applicant: PJF LLC District Number: 06 Zoning Board: C10 Drafter ID: CIRO Scale: 1:200'



SUBJECT PROPERTY



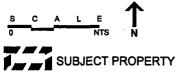


## MIAMI-DADE COUNTY **AERIAL**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO

Scale: NTS





## <u>ADDENDUM TO KIT FOR</u>

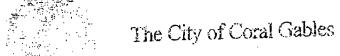
ITEM 2.

03-73 - PJF, L.L.C.

**BCC MEETING** 

ON APRIL 29, 2004

Resolution from the City of Coral Gables
Affecting above application



Planning Department. CITY HALL 405 BILTMORE WAY CORAL GABLES, FLORIDA 33134

February 13, 2004

Ms. Diane O'Quinn Williams Planning and Zoning Director Stephen P. Clark Center 111 NW 1st Street, 11th Floor Miami, FL 33128

Land Use and Zoning Analysis for "Little Gables" and "High Pines" Re:

Dear Ms. O'Quinn Williams:

We are in the process of completing a land use and zoning analysis for possible annexation of the Unincorporated Miami-Dade County areas commonly referred to as the "Little Gables" and "High Pines" into the City of Coral Gables. This analysis is being conducted to fulfill a County requirement for a proposed land use and zoning designation report prior to annexation. Specifically the following information is needed:

Future land use and zoning designation maps.

Specific approvals that are typical to the area, site specifics, PUD's, commercial reviews completed, etc.

Copies of property files of area, if any exist.

It would be greatly appreciated if you could assist us in obtaining the information we desire. if there is a specific person on your staff that handles this area or these matters could you please let us know. Specifically the two areas are as follows: (location map included as Attachment A)

Area	<u>Little Gables</u>	High Pines
Folio Sec.	54-41 08	54-41 31
Boundary North South East West	SW 8 <sup>th</sup> Street SW 17 <sup>th</sup> Street SW 40 <sup>th</sup> Avenue SW 47 <sup>th</sup> Avenue	SW 72 <sup>nd</sup> Street SW 88 <sup>th</sup> Street SW 47 <sup>th</sup> Avenue SW 57 <sup>th</sup> Avenue

In addition, the Coral Gables City Commission recently passed Resolution No. R-2003-227 (see Attachment B) requesting the County to not support any further commercial changes along the west side of LeJeune Road north of Coral Gables. If any changes are to take place it is requested that you advise us of the matter.

piane O'Quinn Williams pruary 13, 2004 page 2

We wish to proceed as quickly as possible with this analysis. Please contact Mr. Scot Bolyard, Planner, to secure any of the above information at (305) 460-5234. Your assistance in this matter is greatly appreciated.

Sincerely

Eric Riel, Jr.
Planning Director

#### Attachments:

A. Little Gables and High Pines location map.

B. Resolution R-2003-227.

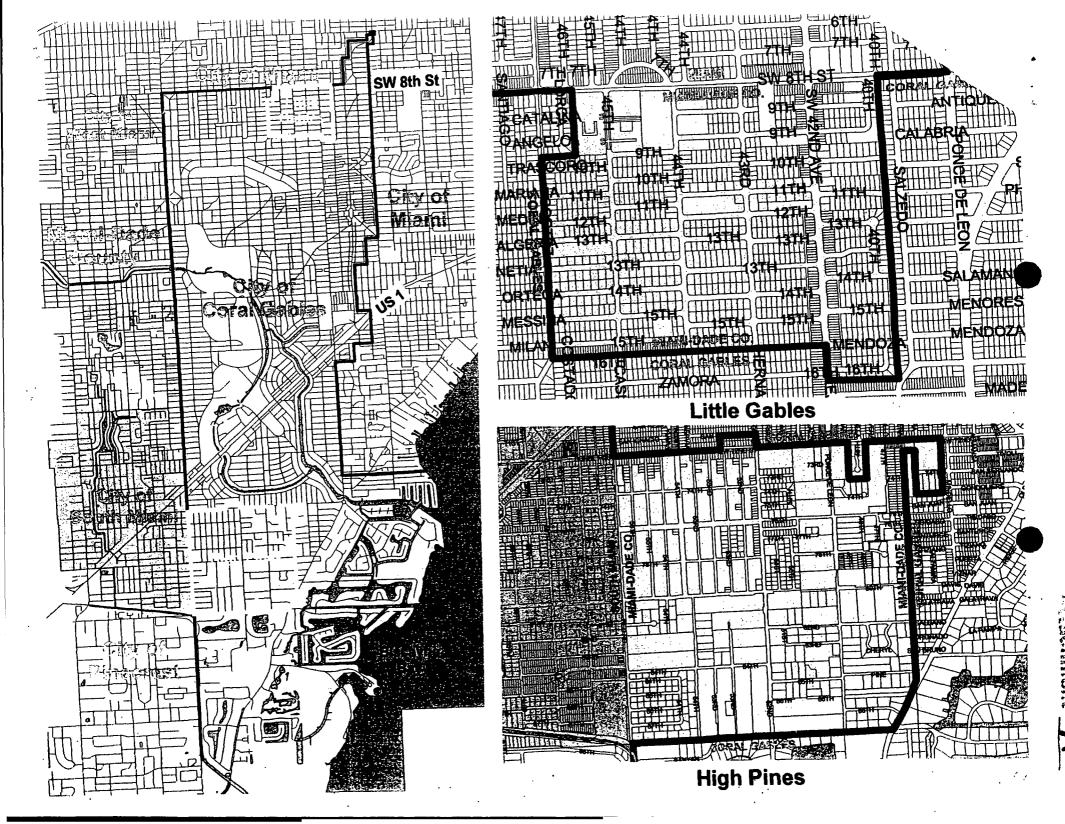
cc: David L. Brown, City Manager

Maria Alberro-Jimenez, Assistant City Manager

Elizabeth M. Hernandez, City Attorney

Annexation files

I:\Annexations\Letter to M-D Planning and Zoning Director.doc



#### RESOLUTION NO. R-2003-227

A RESOLUTION REQUESTING THE MIAMI-DADE COUNTY NOT SUPPORT ANY CHANGES IN ZONING FROM RESIDENTIAL TO COMMERCIAL ALONG THE WEST SIDE OF LEJEUNE ROAD, NORTH OF THE EXISTING CITY OF CORAL GABLES CITY BOUNDARIES TO S.W. 8<sup>TH</sup> STREET.

WHEREAS, the City of Coral Gables City Commission on December 16, 2003 voiced concerns relative to changes in zoning from existing residential uses to more intensive uses including but not limited to commercial, office, etc., along the west side of LeJeune Road to S.W. 8<sup>th</sup> Street which is outside the City of Coral Gables city boundaries; and

WHEREAS, this area, commonly referred to as "Little Gables" will likely be annexed into the City of Coral Gables City Limits; and

WHEREAS, the City Commission instructed City Staff to advise the appropriate local government of these concerns and actions; and

WHEREAS, the City Commission adopted this Resolution on December 16, 2003 requesting Miami-Dade County not support any changes in Zoning from Residential to Commercial along the west side pf LeJeune Road, north of the City boundaries to S.W. 8<sup>th</sup> Street.

WHEREAS, the City Commission requests Miami-Dade County advise the City of Coral Gables City Manager of any changes in zoning for the area described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CORAL GABLES COMMISSION HEREBY:

Section 1. The recitals and findings contained in the preamble are hereby adopted by reference thereto and incorporated by as if fully set forth in this section.

Section 2. Said resolution shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS SIXTEENTH DAY OF DECEMBER, A.D., 2003.

(Motion: Withers/Second: Anderson) (Withers, Anderson, Cabrera, Slesnick)

(Absent: Kerdyk) (Non-Agenda Item)

ATTEST:

DONALD D. SLESNICK II MAYOR

WALTER J. FOEMAN CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ CITY ATTORNEY

## G. PJF, L.L.C. (Applicant)

03-7-CZ10-4 (03-73) Area 10/District 6 Hearing Date: 2/24/04

Property Own	ner (if different from app	licant) <u>Same.</u>		
	ption to purchase □ / s □ No ☑	lease □ the property predica	ted on the approval	of the zoning
Disclosure of	interest form attached?	Yes ☑ No □		
	<u>Previo</u>	us Zoning Hearings on the Pro	operty:	
Year	<u>Applicant</u>	Request	<b>Board</b>	<b>Decision</b>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# COMMUNEY ZONING APPEALS BOAR AREA 10 MOTION SLIP

APPLICANT'S NAME: PJF, L.I	L.C.	
REPRESENTATIVE(S):		
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ10-4 (03-073)	JANUARY 28, 2004	CZAB1004
REQUESTS: RU-3 to RU-5A		
DEPT. REC: APPROVAL		
WITHDRAW: Entire Applica	ation ITEM(S)	
DEFER: INDEFINITEL	_ү Пто:	W/Leave To Amend
DENY: WITH PREJU	IDICE WITHOUT PRE	EJUDICE
ACCEPT PROFFERED COVEN	NANT ACCEPT REV	ISED PLANS
APPROVE PER REQUE	ST PER DEPART	MENT PER D.I.C.
	CONDITIONS	<b>-</b> . )
NO QUORUM - Ca	rried torward to	teb. 24, 2004 mtg.
TITLE	M/S NAME	YES NO ABSENT
MR.	Jose M. BLANCO	(C.A.)
MR.	!Manuel CASAS	
VICE-CHAIRMAN	Jesus RODRIGUEZ	
CHAIRMAN	George A. ALVAREZ	
		VOTE:to
EXHIBITS: YES NO	COUNTY ATTORNEY.	David Hope

	nme: PJF, L.L.0 Andy Zitn Norma Ra ive: <u>Hector Alv</u>	nan assi		Objector	Osv	Moore, llena Rodriquez aldo Rodriguez, Carol Bosm iro Cruz, Sharon Smith
•	03-7-CZ10-4					uly 9, 2003
		Resolution N	lo. CZ/	AB10	-03	
Motion:				Standard	Conditi	ons:
Per Departme	ent					
Per DIC				Deferred	to: <u>Sep</u>	<u>tember 16, 2003</u>
Approved as	Requested			Witndraw	/al	
Denied Witho	out Prejudice					
Denied With	Prejudice					
Other: <u>To allo</u>	ow the applican	t to meet with o	bjectors	and neig	hbors.	
				<del>-</del>		
	. 10	\/F0				
Revised plan	s accepted?	YES				
Covenant ac	cepted?	YES				
00,0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		<del></del>				
				Yes	No	Absent
	1 14 71-			X		
	Jose M. Blar Manuel Casa			$\frac{\hat{x}}{x}$	<del>                                     </del>	
	Jesus Rodri			X		
	George A. A			X		
			4 T(	00_		
EXHIBITS:	YES	NO <u>X</u>		County A	Attorney	: <u>David Hope</u>

EXHIBITS: YES \_\_\_\_ NO X

# COMMUNITY ZONING APPEALS BOARD AREA 10 MOTION SLIP

APPLICANT'S NAME: PJF, L.	L.C.			
REPRESENTATIVE(S):				
HEARING NUMBER	HEARING DATE	RES	OLUTIC	N NUMBER
03-7-CZ10-4 (03-073)	SEPTEMBER 16, 2003	į C	ZAB10	03
DEPT. REC: APPROVAL (no condi 1) RU-3 to RU-5A	tions)			
MOTION:				
WITHDRAW: Entire Applic	ation ITEM(S)			
DEFER: INDEFINITE	_у Пто:		With L	eave To Amen
DENY: WITH PREJU	JDICE WITHOUT PR	EJUDICE		
ACCEPT PROFFERED COVE	NANT ACCEPT REV	ISED PLANS		
••••	CONDITIONS		PER I	D.I.C.
MO QUORUM - Q	eferred to 10	-14-03		
TITLE	M/S NAME	YES	NO	ABSENT
MR.	Jose M. BLANCO	(C.A.)		
MR.	Manuel CASAS	!		17
MR.	Jesus RODRIGUEZ		<u> </u>	
CHAIRMAN	George A. ALVAREZ			
EYHIRITS: TVES TNO	COUNTY ATTORNEY	<del></del>	Ц	.o <i>c</i>

# COMMUNITY ZONING APPEALS BOARD - AREA 10 MOTION SLIP

APPLICANT'S NAME: PJF, L.I	C.	
REPRESENTATIVE(S):		
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ10-4 (03-73)	October 14, 2003	CZAB1003
DEPT. REC: APPROVAL (no condi	tions)	
RU-3 to RU-5A		
MOTION:		
WITHDRAW: Entire Applica	ation ITEM(S)	
DEFER: INDEFINITEL	.у По:	W/Leave To Amend
DENY: WITH PREJU	IDICE WITHOUT PRES	JUDICE
ACCEPT PROFFERED COVEN	IANT ACCEPT REVIS	SED PLANS
APPROVE PER REQUE	ST PER DEPARTM	IENT PER D.I.C.
NO QUORUM	/ – DEFERRED TO NO	V. 10, 2003
TITLE	M/S NAME	YES NO ABSENT
MR.	.Jose M. BLANCO (G	C.A.)
MR.	Manuel CASAS	The state of the s
MR.	Jesus RODRIGUEZ	,
CHAIRMAN	George A. ALVAREZ	
	v	OTE:to
XHIBITS: YES NO	COUNTY ATTORNEY:	DAVID HOPE

December 10, 2003   CZAB1003	HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
DEPT. REC:  MOTION  WITHDRAW: Entire Application ITEM(S)  INDEFINITELY TO: 1/28/04 W/Leave To Amer  DENY: WITH PREJUDICE WITHOUT PREJUDICE  ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS  APPROVE PER REQUEST PER DEPARTMENT PER D.I.C.  WITH STD. CONDITIONS  ITEM(S)  WITHOUT PREJUDICE  ACCEPT REVISED PLANS  PER DEPARTMENT PER D.I.C.  WITH STD. CONDITIONS  TO PROVIDE A SIGNED JOIN DEC TO THE COVENANT  MR. Some BLANCO (C.A.)  MR. Manuel CASAS  VICE-CHAIRMAN MIJESUS RODRIGUEZ	03-7-CZ10-4 (03-73)	December 10, 2003	CZAB1003
MOTION    WITHDRAW:   Entire Application   ITEM(S)	REQUESTS:		
WITHDRAW:   Entire Application   ITEM(S)	DEPT. REC:	·	
WITHDRAW:   Entire Application   ITEM(S)	MOTION		
DENY: WITH PREJUDICE WITHOUT PREJUDICE  ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS  APPROVE PER REQUEST PER DEPARTMENT PER D.I.C.  WITH STD. CONDITIONS  TO provide a signed Joinder to the covenant  MR. Signed NAME YES NO ABSENT  MR. Signed CASAS  VICE-CHAIRMAN Mijesus RODRIGUEZ		ication ITEM(S)	
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APPROVE PER REQUEST PER DEPARTMENT PER D.I.C.  WITH STD. CONDITIONS  TO provide a signed Joinder to the covernant  MR. NAME YES NO ABSENT  MR. Sobse M. BLANCO (C.A.)  MR. Manuel CASAS  VICE-CHAIRMAN Mijesus RODRIGUEZ	DENY: WITH PRE	JUDICE WITHOUT PRE	JUDICE
WITH STD. CONDITIONS  TO provide a signed Joinder to the covenant  TITLE M/S NAME YES NO ABSENT  MR. S Jose M. BLANCO (C.A.)  MR. Manuel CASAS  VICE-CHAIRMAN M Jesus RODRIGUEZ	ACCEPT PROFFERED COVE	ENANT ACCEPT REVI	SED PLANS
TITLE M/S NAME YES NO ABSENT  MR. S Jose M. BLANCO (C.A.)  MR. Manuel CASAS  VICE-CHAIRMAN MIJESUS RODRIGUEZ	APPROVE PER REQU	EST PER DEPART	MENT PER D.I.C.
TITLE M/S NAME YES NO ABSENT  MR. S Jose M. BLANCO (C.A.)  MR. Manuel CASAS  VICE-CHAIRMAN MJesus RODRIGUEZ	☐ WITH STD	. CONDITIONS	
TITLE M/S NAME YES NO ABSENT  MR. S Jose M. BLANCO (C.A.)  MR. Manuel CASAS  VICE-CHAIRMAN MJesus RODRIGUEZ	V To provide a	signed Joinder	to the covenant
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MR. S Jose M. BLANCO (C.A.)  MR. Manuel CASAS  VICE-CHAIRMAN MJesus RODRIGUEZ			
MR. S Jose M. BLANCO (C.A.)  MR. Manuel CASAS  VICE-CHAIRMAN MJesus RODRIGUEZ			
MR.   Manuel CASAS   VICE-CHAIRMAN   VICE-CHAIRMAN   Manuel CASAS   VICE-CHAIRMAN   V	TITLE	M/S NAME	YES NO ABSENT
VICE-CHAIRMAN MJesus RODRIGUEZ		· · · · · · · · · · · · · · · · · · ·	C.A.)
//	·		V
	CHAIRMAN	George A. ALVAREZ	

## MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 10

APPLICANT: P.J.F., L.L.C.

PH: Z03-73 (03-7-CZ10-4)

SECTION:

8-54-41

DATE: February 24, 2004

**COMMISSION DISTRICT: 6** 

ITEM NO.: G

#### A. INTRODUCTION

#### o REQUEST:

RU-3 to RU-5A

#### o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

#### o LOCATION:

1300 S.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

o SIZE: 102' x 107'

#### o IMPACT:

The approval of the requested district boundary change will permit the subject site to be used for office purposes. Said use will bring additional traffic and noise into the area, as well as additional services and employment opportunities.

### B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
- In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as

designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller (Land Use Element, page I-29-30).

#### D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING LAND USE PLAN DESIGNATION

Subject Property: RU-3; fourplex Residential, 2.5 to 6.0 dua

**Surrounding Properties:** 

NORTH: RU-3; single family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4; single family residence Residential, 2.5 to 6.0 dua

EAST: RU-3; day care Residential, 5 to 13 dua

WEST: RU-1; single family residence Residential, 2.5 to 6.0 dua

The subject property is located on the west side of S.W. 42 Avenue (LeJeune Road), south of S.W. 8 Street. An older fourplex residence is currently located on the subject site. The corridor along the west side of S.W. 42 Avenue is characterized by a day care, older residential uses and offices.

#### E. SITE AND BUILDINGS:

Site Plan Review: (no site plan submitted)

Scale/Utilization of Site: Acceptable

Location of Buildings: N/A

Compatibility: Acceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
N/A
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
Urban Design:
N/A

#### F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

#### G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
MDTA
Fire Rescue
Police
Schools
No objection
No objection
No objection
No objection
No objection
No objection
No comment

#### H. ANALYSIS:

This application was deferred from the January 28, 2004 meeting of Community Zoning appeals Board – 10 due to a lack of quorum. This application was deferred from the December 10, 2003 meeting of Community Zoning appeals Board – 10 at the applicant's request to revise the covenant and submit a joinder. The applicant intends to use the property as a dentist's office. As such a covenant prohibiting a dentist's office on the site would not be viable for the applicant. This application was deferred from the November 10, 2003 meeting of Community Zoning Appeals Board – 10 to provide additional time for the applicant to prepare a covenant prohibiting medical and dental uses on the site if rezoned to RU-5A. This application was deferred from the October 14, 2003, and the September 16, 2003 meetings of Community Zoning Appeals Board – 10 due to a lack of quorum and was deferred from the July 9, 2003 meeting of Community Zoning Appeals Board – 10 to allow additional time for the applicant to meet with objectors and neighbors. This application seeks to permit a district boundary change from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objection to this application.

The subject property is a 102' x 107' parcel which is developed with a four plex residence. This application seeks to permit this property, which is a corner lot with frontage on S.W. 42 Avenue (LeJeune Road), to be fully utilized for office purposes. Southwest 42 Avenue (LeJeune Road) consists of four (4) lanes in this area and is designated a Major Roadway on the Land Use Plan (LUP) of the Comprehensive Dvelopment Master Plan (CDMP). The CDMP states that office uses may be approved along the frontage of major roadways in residential communities where residences have become less desirable due to a mixture of non-residential uses.

Numerous office uses are located along S.W. 42 Avenue (Le Jeune Road) in this vicinity. One (1) zone change from RU-3, Four Unit Apartment House District to RU-5, Residential - Semi-Professional Office District, and three (3) use variances, to permit a doctor's office, an accountant's office, and an appraisal office, have been approved on the west side of Le Jeune Road. Seven (7) district boundary changes from RU-3 to RU-5A, Semi-Professional Office District, and two (2) use variances, both in the RU-3, Four Unit Apartment House District, to permit a real estate office and a semi-professional building with RU-5 uses, have been approved on the east side of Le Jeune Road. All of the aforementioned approvals for office zoning or office uses were granted between S.W. 9 Terrace and S.W. 16 Terrace, which encompasses the area to both the north and south of the subject property. A day care is located to the east of the subject site. The property fronts directly on a major roadway; the lot does not exceed one acre; and the subject property is not zoned, developed, or designated for Estate Density Residential use. The approval of this application, therefore, will be consistent with the CDMP and compatible with the zoning and development pattern of the surrounding area. A previously mentioned, this application was deferred from the November 10, 2003 meeting of CZAB- 10 to provide additional time for the applicant to prepare a covenant prohibiting medical and dental uses on the site if rezoned to RU-5A. Accordingly, staff recommends that this application be approved.

#### I. RECOMMENDATION:

Approval.

J. CONDITIONS: None.

DATE INSPECTED:

06/13/03

DATE TYPED:

06/13/03

DATE REVISED:

08/25/03, 09/22/03, 10/17/03, 10/30/03, 12/02/03, 12/29/03, 01/13/04,

02/09/04

**DATE FINALIZED:** 

02/09/04

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



#### MEMORANDUM





TO:

Diane O' Ouinn-Williams, Director

Department of Planning and Zoning

DATE:

September 5, 2003

SUBJECT:

#Z2003000073- 2<sup>nd</sup> Revision

PJF, LLC

1300 SW 42<sup>nd</sup> Avenue

DBC from RU-3 to RU-5A

(RU-3) (0.25 Ac.)

08-54-41

FROM:

Alyce M. Robertson, Assistant Director

Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly. DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into a septic tank. Accordingly, the application may be approved and it may be scheduled for public hearing. Notwithstanding the foregoing, the applicant is advised that any activity that may generate liquid waste other than domestic sewage, including but not limited to, medical or dental offices, shall not be permitted on this property, unless and until is connected to the public sanitary sewer system, or if the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater

Page 2

runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

#### Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

#### Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

#### **Enforcement History:**

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

### Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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Z2003000073-2<sup>nd</sup> Revision PJF, LLC Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: P.J.F., L.L.C.

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

JUL. O 1 2003

Date

## TEAM METRO UNIVERSITY OFFICE

### **ENFORCEMENT HISTORY**

PJF, L.C.C.	1300 SW 42 Avenue Miami-Dade County
APPLICANT	ADDRESS
02/24/2004	03-73
DATE	HEARING NUMBER

### **CURRENT ENFORCEMENT HISTORY:**

06/12/2003

Inspection conducted

06/12/2003

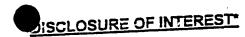
No current violations





If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

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i a TRUST of ESTATE owns or leases the subject property, list the truenterest held by each. [Note: Where beneficiaries are other than natural persons having the ultimate ownership into	ersons, further disciosure shall rest].
TRUST/ESTATE NAME: WA	
	Percentage of Interest
NAME AND ADDRESS	
	· .
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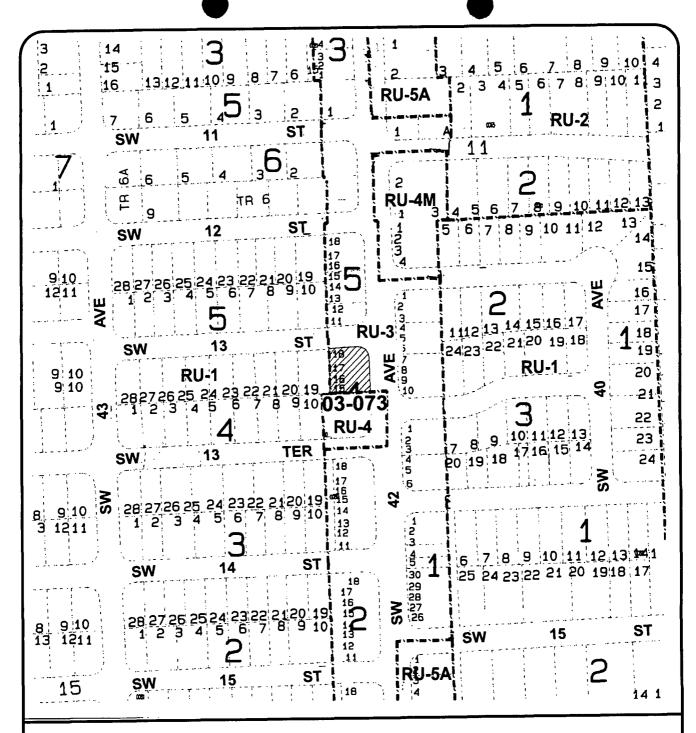


If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), trust(s), trust(s), owned by each. [Note: Where principal officers: or stockholders consist of other corporation(s), trust(s), trus

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NAME AND ADDRESS	100%
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203-17	
if a TRUST or ESTATE owns or leases the subject property, list the trust interest held by each. [Note: Where beneficiaries are other than natural persons having the ultimate ownership interest made to identify the natural persons having the ultimate ownership interest.	beneficiaries and percent of rsons, further disciosure shall est].
TRUST/ESTATE NAME: WA	Percentage of Interest
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PARTNERSHIP OR LIMITED PARTNERSHIP	Percent of Ownership
NAME AND ADDRESS	
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NAME, ADDRESS AND OFFISE MALE	100 90
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If any contingency clause or contract terms involve additional parties, list all in	ndividuals or officers, if a
Many contingency clause or contract terms involve additional parties, not all	
orporation, partnership or trust:	
18(1)	
<u>UN MAR 0.3. 2003</u>	
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NOTICE: For changes of ownership or changes in purchase contracts after the but prior to the date of final public hearing, a supplemental disclosure.	re of interest is required.
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My COMMISSION & CC 962/2/	
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My commission expires	th are regularly traded on ar

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

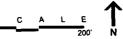


### MIAMI-DADE COUNTY

### **HEARING MAP**

Section: 08 Township: 54 Range: 41

Process Number: 03-073 Applicant: PJF LLC District Number: 06 Zoning Board: C10 Drafter ID: CIRO Scale: 1:200'



SUBJECT PROPERTY



: ZONING DRAFTING, 63-673, 02/03



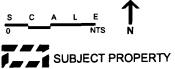
## MIAMI-DADE COUNTY

**AERIAL** 

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10

Drafter ID: CIRO Scale: NTS





## F. PJF, L.L.C. (Applicant)

03-7-CZ10-4 (03-73) Area 10/District 6 Hearing Date: 1/28/04

Property Owne	r (if different from app	icant) <u>Same.</u>		
Is there an opti request? Yes		lease ☐ the property predi	cated on the approval	of the zoning
Disclosure of in	terest form attached?	Yes ☑ No □		
	Previo	us Zoning Hearings on the F	Property:	
<u>Year</u>	<b>Applicant</b>	Request	<b>Board</b>	<b>Decision</b>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Applicant Name: PJF, L.L.C. Joan Moore, Ilena Rodriquez Andy Zitman Osvaldo Rodriguez, Carol Bosmer Norma Rassi Objectors: Ramiro Cruz, Sharon Smith Representative: Hector Alvarez Hearing Date: July 9, 2003 Hearing No. 03-7-CZ10-4 (03-73) Resolution No. CZAB10-\_\_\_-03 Motion: Standard Conditions: Per Department Deferred to: September 16, 2003 Per DIC Withdrawal Approved as Requested Denied Without Prejudice Denied With Prejudice Other: To allow the applicant to meet with objectors and neighbors. YES \_\_\_\_\_ Revised plans accepted? YES \_\_\_\_\_ Covenant accepted? Yes **Absent** No Jose M. Blanco X Manuel Casas M X Jesus Rodriguez George A. Alvarez

VOTE: 4 TO 0

NO <u>X</u>

YES \_\_\_\_

EXHIBITS:

**County Attorney: David Hope** 

2

APPLICANT'S NAME: PJF, I	L.L.C.			
REPRESENTATIVE(S):				_
HEARING NUMBER	HEARING DATE	RESC	LUTION	NUMBER
03-7-CZ10-4 (03-073)	SEPTEMBER 16, 2003	C	ZAB10-	-03
DEPT. REC: APPROVAL (no con 1) RU-3 to RU-5A	nditions)			·
MOTION:				
WITHDRAW: Entire Appl	lication ITEM(S)			
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••••	D. CONDITIONS		PER D	.I.C.
NO QUORUM - C	deferred to 10-14	4-03		
TITLE	M/S NAME	YES	NO	ABSENT
MR.	Jose M. BLANCO (C.A	۹.) ٔ		
MR.	!Manuel CASAS	!	1	
MR.	Jesus RODRIGUEZ	:	!	
CHAIRMAN	George A. ALVAREZ			
EXHIBITS: YES NO	VO'  COUNTY ATTORNEY:	_	• Hoi	)F

APPLICANT'S NAME: PJF, L.L.C.		
REPRESENTATIVE(S):		
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ10-4 (03-73)	October 14, 2003	CZAB1003
DEPT. REC: APPROVAL (no conditions)		
RU-3 to RU-5A MOTION:		
WITHDRAW: Entire Application	ITEM(S)	
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MR. J	ose M. BLANCO (C.	A.)
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CHAIRMAN	22222 A ALVAREZ	
CHAIRMAN G	George A. ALVAREZ	
	Vo	TE:to
EXHIBITS: YES NO	COUNTY ATTORNEY:	DAVID HOPE

APPLICANT'S NAME: PFJ, L.L.C.				
REPRESENTATIVE(S). Andy	Zitiman			
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
03-7-CZ10-4 (03-73)	December 10, 2003	CZAB1003		
REQUESTS:				
DEPT. REC:				
MOTION				
WITHDRAW: Entire Applic	cation ITEM(S)			
DEFER: INDEFINITE	LY 1/28/04	W/Leave To Amend		
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	CONDITIONS	4 + hu =		
LA Ja provide a	signed Joinder 7	E MY COURTHANT		
TITLE	M/S NAME	YES NO ABSENT		
MR.	S Jose M. BLANCO (C.A	.) /		
MR.	Manuel CASAS	V		
VICE-CHAIRMAN CHAIRMAN	/∕∕\Jesus RODRIGUEZ George A. ALVAREZ	1		
,	VOTI	E: 4 to 0		
XHIBITS: YES NO	COUNTY ATTORNEY:	vid Hope		

## MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 10

**APPLICANT:** P.J.F., L.L.C. **PH:** Z03-73 (03-7-CZ10-4)

**SECTION:** 8-54-41 **DATE:** January 28, 2004

COMMISSION DISTRICT: 6 ITEM NO.: F

#### A. INTRODUCTION

o **REQUEST**:

RU-3 to RU-5A

#### o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

o LOCATION:

1300 S.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

o <u>SIZE:</u> 102' x 107'

o IMPACT:

The approval of the requested district boundary change will permit the subject site to be used for office purposes. Said use will bring additional traffic and noise into the area, as well as additional services and employment opportunities.

#### B. ZONING HEARINGS HISTORY: None.

#### C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
- 2. In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as

P.J.F., L.L.C. Z03-73 Page 2

designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller (Land Use Element, page I-29-30).

#### D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property: RU-3; fourplex Residential, 2.5 to 6.0 dua

**Surrounding Properties:** 

NORTH: RU-3; single family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4; single family residence Residential, 2.5 to 6.0 dua

EAST: RU-3; day care Residential, 5 to 13 dua

WEST: RU-1; single family residence Residential, 2.5 to 6.0 dua

The subject property is located on the west side of S.W. 42 Avenue (LeJeune Road), south of S.W. 8 Street. An older fourplex residence is currently located on the subject site. The corridor along the west side of S.W. 42 Avenue is characterized by a day care, older residential uses and offices.

#### E. SITE AND BUILDINGS:

Site Plan Review: (no site plan submitted)

Scale/Utilization of Site: Acceptable

Location of Buildings: N/A

Compatibility: Acceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
Energy Considerations:
Roof Installations:
N/A
Service Areas:
N/A
Signage:
Urban Design:
N/A

#### F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alieviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

#### G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

#### H. ANALYSIS:

This application was deferred from the December 10, 2003 meeting of Community Zoning appeals Board – 10 at the applicant's request to revise the covenant and submit a joinder. The applicant intends to use the property as a dentist's office. As such a covenant prohibiting a dentist's office on the site would not be viable for the applicant. This application was deferred from the November 10, 2003 meeting of Community Zoning Appeals Board – 10 to provide additional time for the applicant to prepare a covenant prohibiting medical and dental uses on the site if rezoned to RU-5A. This application was deferred from the October 14, 2003, and the September 16, 2003 meetings of Community Zoning Appeals Board – 10 due to a lack of quorum and was deferred from the July 9, 2003 meeting of Community Zoning Appeals Board – 10 to allow additional time for the applicant to meet with objectors and neighbors. This application seeks to permit a district boundary change from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objection to this application.

The subject property is a 102' x 107' parcel which is developed with a four plex residence. This application seeks to permit this property, which is a corner lot with frontage on S.W. 42 Avenue (LeJeune Road), to be fully utilized for office purposes. Southwest 42 Avenue (LeJeune Road) consists of four (4) lanes in this area and is designated a Major Roadway on the Land Use Plan (LUP) of the Comprehensive Dvelopment Master Plan (CDMP). The CDMP states that office uses may be approved along the frontage of major roadways in residential communities where residences have become less desirable due to a mixture of non-residential uses.

Numerous office uses are located along S.W. 42 Avenue (Le Jeune Road) in this vicinity. One (1) zone change from RU-3, Four Unit Apartment House District to RU-5, Residential - Semi-Professional Office District, and three (3) use variances, to permit a doctor's office, an accountant's office, and an appraisal office, have been approved on the west side of Le Jeune Road. Seven (7) district boundary changes from RU-3 to RU-5A, Semi-Professional Office District, and two (2) use variances, both in the RU-3, Four Unit Apartment House District, to permit a real estate office and a semi-professional building with RU-5 uses, have been approved on the east side of Le Jeune Road. All of the aforementioned approvals for office zoning or office uses were granted between S.W. 9 Terrace and S.W. 16 Terrace, which encompasses the area to both the north and south of the subject property. A day care is located to the east of the subject site. The property fronts directly on a major roadway; the lot does not exceed one acre; and the subject property is not zoned, developed, or designated for Estate Density Residential use. The approval of this application, therefore, will be consistent with the CDMP and compatible with the zoning and development pattern of the surrounding area. A previously mentioned, this application was deferred from the November 10, 2003 meeting of CZAB - 10 to provide additional time for the applicant to prepare a covenant prohibiting medical and dental uses on the site if rezoned to RU-5A. Accordingly, staff recommends that this application be approved.

#### I. RECOMMENDATION:

Approval.

J. CONDITIONS: None.

**DATE INSPECTED:** 

06/13/03

DATE TYPED:

06/13/03

**DATE REVISED:** 

08/25/03, 09/22/03, 10/17/03, 10/30/03, 12/02/03, 12/29/03, 1/13/04

DATE FINALIZED:

1/13/04

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

eane alle

Planning and Zoning



#### **MEMORANDUM**



TO:

Diane O' Quinn-Williams, Director

DATE:

September 5, 2003

Department of Planning and Zoning

SUBJECT:

#Z2003000073- 2<sup>nd</sup> Revision

PJF, LLC

1300 SW 42<sup>nd</sup> Avenue DBC from RU-3 to RU-5A

(RU-3) (0.25 Ac.)

08-54-41

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into a septic tank. Accordingly, the application may be approved and it may be scheduled for public hearing. Notwithstanding the foregoing, the applicant is advised that any activity that may generate liquid waste other than domestic sewage, including but not limited to, medical or dental offices, shall not be permitted on this property, unless and until is connected to the public sanitary sewer system, or if the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater

Z2003000073-2<sup>nd</sup> Revision

PJF, LLC

Page 2

runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

#### Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

#### Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

#### **Enforcement History:**

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

#### Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

Z2003000073-2<sup>nd</sup> Revision PJF, LLC Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

### PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: P.J.F., L.L.C.

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

JUL. O 1 2003

Date

## DISCLOSURE OF INTEREST

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PIFIC	
CORPORATION NAME: * PJP, LLC	Percentage of Stock
NAME AND ADDRESS	100%
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MAR U 3 2003	
MIAMILIAGE PLANKING AND ZONING DEPT.	
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203-673	
	•
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if a TRUST of ESTATE owns or leases the subject property, list the true	st beneficianes and percent of
if a TRUST or ESTATE owns or leases the subject property, list the tru- interest held by each. [Note: Where beneficiaries are other than natural persons having the ultimate ownership inte	ersons, juriner disclosure shall
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int the princip	als including general and limited
If a PARTNERSHIP owns or leases the subject property, list the princip partners. [Note: Where partner(s) consist of other partnership(s), or partners. [Note: Where partner(s) be made to identify the natural person	orporation(s), trust(s) or simila
partners. [Note: Where partner(s) consist of other partnership(s),	s having the ultimate ownershi
entities, further disclosure shall be made to	
interests].	·
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	Percent of Ownership
NAME AND ADDRESS	• •
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## DISCLOSURE OF INTEREST

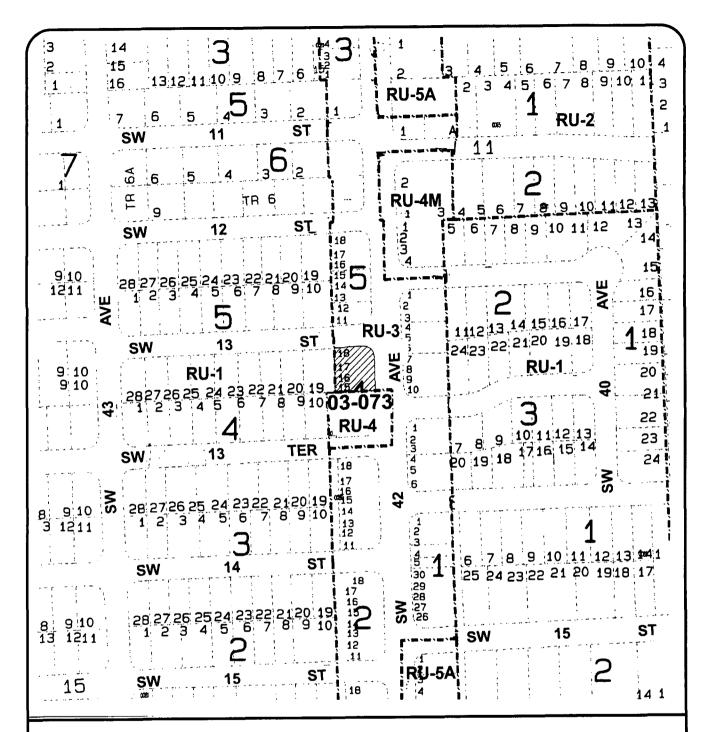
If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

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CORPORATION NAME: * PJF, L1C	Daniel of Otopic
	Percentage of Stock
NAME AND ADDRESS  DECEMPORED	100%
x Pablo J. Tonsess	
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703-197	
if a TRUST of ESTATE owns or leases the subject property, list the trust be interest held by each. [Note: Where beneficiaries are other than natural persone made to identify the natural persons having the ultimate ownership interest]	ns; turther disclosure shall  .
TRUST/ESTATE NAME: WA	Percentage of Interest
	Percentage of Interest
NAME AND ADDRESS	
If a PARTNERSHIP owns or leases the subject property, list the principals in partners. [Note: Where partner(s) consist of other partnership(s), corporatives, further disclosure shall be made to identify the natural persons has interests].	ncluding general and limited bration(s), trust(s) or similar aving the ultimate ownership
PARTNERSHIP OR LIMITED PARTNERSHIP NAME: LA	
	Percent of Ownership
NAME AND ADDRESS	
	;
	•

including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. NAME OF PURCHASE NAME, ADDRESS AND OFFICE (if applicable) Date of contract:\_\_\_\_ If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief. Signature: # 2003 . Affiant is personally known to as identification. me or has brdd ANDY ZITMAN MY COMMISSION & CC 962721 EXPIRES: Nov 19, 2004 1400SNOTARY R. Nosery Service & Bording, Inc. My commission expires \_\_

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust. 16



#### MIAMI-DADE COUNTY

#### **HEARING MAP**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO
Scale: 1:200'



SUBJECT PROPERTY



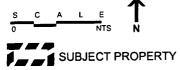


### MIAMI-DADE COUNTY

### **AERIAL**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO
Scale: NTS





## C. PJF, L.L.C. (Applicant)

03-7-CZ10-4 (03-73) Area 10/District 6 Hearing Date: 12/10/03

Property Ov	vner (if different from	applicant) <u>Sal</u>	me.			
	option to purchase es □ No ☑	☐ / lease ☐	the property	predicated	on the approval	of the zoning
Disclosure o	f interest form attach	ed? Yes ☑	No □			
	Pre	evious Zoning	Hearings or	the Proper	<u>ty:</u>	
<u>Year</u>	<b>Applicant</b>		Request	]	<u>Board</u>	<b>Decision</b>
						NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Applicant Name: PJF, L.L.C. Joan Moore, Ilena Rodriquez Andy Zitman Osvaldo Rodriguez, Carol Bosmer Norma Rassi Objectors: Ramiro Cruz, Sharon Smith Representative: <u>Hector Alvarez</u> Hearing No. 03-7-CZ10-4 (03-73) Hearing Date: July 9, 2003 Resolution No. CZAB10-\_\_\_-03 Motion: Standard Conditions: Per Department Deferred to: September 16, 2003 Per DIC Withdrawal \_\_\_\_\_ Approved as Requested Denied Without Prejudice Denied With Prejudice Other: To allow the applicant to meet with objectors and neighbors. Revised plans accepted? YES \_\_\_\_ Covenant accepted?

	Yes	No	Absent
		<del> </del> -	
Jose M. Blanco	X		
Manuel Casas M	X		
Jesus Rodriguez S	X		
George A. Alvarez	X		

VOTE: <u>4</u> TO <u>0</u>
----------------------------

EXHIBITS: YES NO X County Attorney: <u>David Hope</u>

APPLIC	CANT'S NAME: PJF, L	.L.C.				<u></u>	
REPRE	ESENTATIVE(S):						
	HEARING NUMBER		HEARING DATE		RESC	DLUTIC	N NUMBER
	03-7-CZ10-4 (03-073)	S	EPTEMBER 16, 200	3	C	ZAB10-	-03
DEPT.	REC: APPROVAL (no cond 1) RU-3 to RU-5A	ditions)					
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□ p	EFER: INDEFINITE	LY	П то:		_	With L	eave To Amend
D	ENY: WITH PRE	UDICE	WITHOUT P	REJUDIO	E		
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- : !	TITLE	M/S	NAME		YES	NO	ABSENT
-	MR.	.Jo	ose M. BLANCO	(C.A.)			
!	MR.	M	anuel CASAS			<u> </u>	7
-	MR.	Je	esus RODRIGUEZ	·		1	
	CHAIRMAN	G	eorge A. ALVAREZ				
-villai-	e Tyes Tho		COUNTY ATTORNE	<b>VOTE</b> :		. Но	DF

APPLICANT'S NAME: PJF,	L.L.C.	
REPRESENTATIVE(S):		
HEARING NUMBER	. HEARING DATE	RESOLUTION NUMBER
03-7-CZ10-4 (03-73)	October 14, 2003	CZAB1003
DEPT. REC: APPROVAL (no cor	nditions)	
RU-3 to RU-5A MOTION:		
WITHDRAW: Entire Appl	lication ITEM(S)	
DEFER: INDEFINIT	ELY	W/Leave To Amer
DENY: WITH PRE	JUDICE WITHOUT PREJU	JDICE
ACCEPT PROFFERED COVI	ENANT ACCEPT REVISE	ED PLANS
☐ APPROVE ☐ PER REQUENTED ☐ WITH STE	JEST PER DEPARTME	NT PER D.I.C.
NO QUORL	JM – DEFERRED TO NOV.	10, 2003
TITLE	M/S NAME	YES NO ABSENT
MR.	Jose M. BLANCO (C.	A.)
MR.	Manuel CASAS	
MR.	Jesus RODRIGUEZ	·
. CHAIRMAN	George A. ALVAREZ	
XHIBITS: YES NO	VO' COUNTY ATTORNEY:	TE:to

## MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 10

APPLICANT: P.J.F., L.L.C.

PH: Z03-73 (03-7-CZ10-4)

SECTION:

8-54-41

DATE: December 10, 2003

**COMMISSION DISTRICT: 6** 

ITEM NO.: C

#### A. INTRODUCTION

#### o REQUEST:

RU-3 to RU-5A

#### o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

#### o LOCATION:

1300 S.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

o SIZE: 102' x 107'

#### o IMPACT:

The approval of the requested district boundary change will permit the subject site to be used for office purposes. Said use will bring additional traffic and noise into the area, as well as additional services and employment opportunities.

#### B. ZONING HEARINGS HISTORY: None.

#### C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
- In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as

designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller (Land Use Element, page I-29-30).

#### D. NEIGHBORHOOD CHARACTERISTICS:

ZONING <u>LAND USE PLAN DESIGNATION</u>

Subject Property: RU-3; fourplex Residential, 2.5 to 6.0 dua

**Surrounding Properties:** 

NORTH: RU-3; single family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4; single family residence Residential, 2.5 to 6.0 dua

EAST: RU-3; day care Residential, 5 to 13 dua

WEST: RU-1; single family residence Residential, 2.5 to 6.0 dua

The subject property is located on the west side of S.W. 42 Avenue (LeJeune Road), south of S.W. 8 Street. An older fourplex residence is currently located on the subject site. The corridor along the west side of S.W. 42 Avenue is characterized by a day care, older residential uses and offices.

#### E. SITE AND BUILDINGS:

Site Plan Review: (no site plan submitted)

Scale/Utilization of Site: Acceptable

Location of Buildings: N/A

Compatibility: Acceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
N/A
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
Viban Design:
N/A

#### F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

#### G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
No comment

#### H. ANALYSIS:

This application was deferred from the November 10, 2003 meeting of Community Zoning Appeals Board – 10 to provide additional time for the applicant to prepare a covenant prohibiting medical and dental uses on the site if rezoned to RU-5A. This application was deferred from the October 14, 2003, and the September 16, 2003 meetings of Community Zoning Appeals Board – 10 due to a lack of quorum and was deferred from the July 9, 2003 meeting of Community Zoning Appeals Board – 10 to allow additional time for the applicant to meet with objectors and neighbors. This application seeks to permit a district boundary change from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objection to this application.

The subject property is a 102' x 107' parcel which is developed with a four plex residence. This application seeks to permit this property, which is a corner lot with frontage on S.W. 42 Avenue (LeJeune Road), to be fully utilized for office purposes. Southwest 42 Avenue (LeJeune Road) consists of four (4) lanes in this area and is

designated a Major Roadway on the Land Use Plan (LUP) of the Comprehensive Dvelopment Master Plan (CDMP). The CDMP states that office uses may be approved along the frontage of major roadways in residential communities where residences have become less desirable due to a mixture of non-residential uses.

Numerous office uses are located along S.W. 42 Avenue (Le Jeune Road) in this vicinity. One (1) zone change from RU-3, Four Unit Apartment House District to RU-5, Residential - Semi-Professional Office District, and three (3) use variances, to permit a doctor's office, an accountant's office, and an appraisal office, have been approved on the west side of Le Jeune Road. Seven (7) district boundary changes from RU-3 to RU-5A, Semi-Professional Office District, and two (2) use variances, both in the RU-3, Four UnitApartment House District, to permit a real estate office and a semi-professional building with RU-5 uses, have been approved on the east side of Le Jeune Road. All of the aforementioned approvals for office zoning or office uses were granted between S.W.9 Terrace and S.W. 16 Terrace, which encompasses the area to both the north and south of the subject property. A day care is located to the east of the subject site. The property fronts directly on a major roadway; the lot does not exceed one acre; and the subject property is not zoned, developed, or designated for Estate Density Residential use. The approval of this application, therefore, will be consistent with the CDMP and compatible with the zoning and development pattern of the surrounding area. A previously mentioned, this application was deferred from the November 10, 2003 meeting of CZAB- 10 to provide additional time for the applicant to prepare a covenant prohibiting medical and dental uses on the site if rezoned to RU-5A. Accordingly, staff recommends that this application be approved.

#### I. RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

**DATE INSPECTED:** 

06/13/03

**DATE TYPED:** 

06/13/03

DATE REVISED:

08/25/03, 09/22/03, 10/17/03, 10/30/03, 12/02/03

DATE FINALIZED:

12/04/03

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Diane allle

Planning and Zoning



#### MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

DATE:

September 5, 2003

Department of Planning and Zoning

SUBJECT:

#Z2003000073- 2<sup>nd</sup> Revision

PJF, LLC

1300 SW 42<sup>nd</sup> Avenue

DBC from RU-3 to RU-5A

(RU-3) (0.25 Ac.)

08-54-41

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into a septic tank. Accordingly, the application may be approved and it may be scheduled for public hearing. Notwithstanding the foregoing, the applicant is advised that any activity that may generate liquid waste other than domestic sewage, including but not limited to, medical or dental offices, shall not be permitted on this property, unless and until is connected to the public sanitary sewer system, or if the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater

runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

#### Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

#### Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

#### **Enforcement History:**

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

#### Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

Z2003000073-2<sup>nd</sup> Revision PJF, LLC -Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

#### PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: P.J.F., L.L.C.

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

JUL. O 1 2003

Date

## TEAM METRO UNIVERSITY OFFICE

#### **ENFORCEMENT HISTORY**

PJF, L.C.C.	1300 SW 42 Avenue Miami-Dade County
APPLICANT	ADDRESS
12/10/03	03-73
DATE	HEARING NUMBER

### **CURRENT ENFORCEMENT HISTORY:**

06/12/2003

Inspection conducted

06/12/2003

No current violations

### DISCLOSURE OF INTEREST

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: * PJF, LLC	
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NAME AND ADDRESS	loox.
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TRUST/ESTATE NAME: WA	Percentage of Interest
NAME AND ADDRESS	1 Ciccinago o moses
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PARTNERSHIP OR LIMITED PARTNERSHIP NAME: DIA	
	Percent of Ownership
NAME AND ADDRESS	

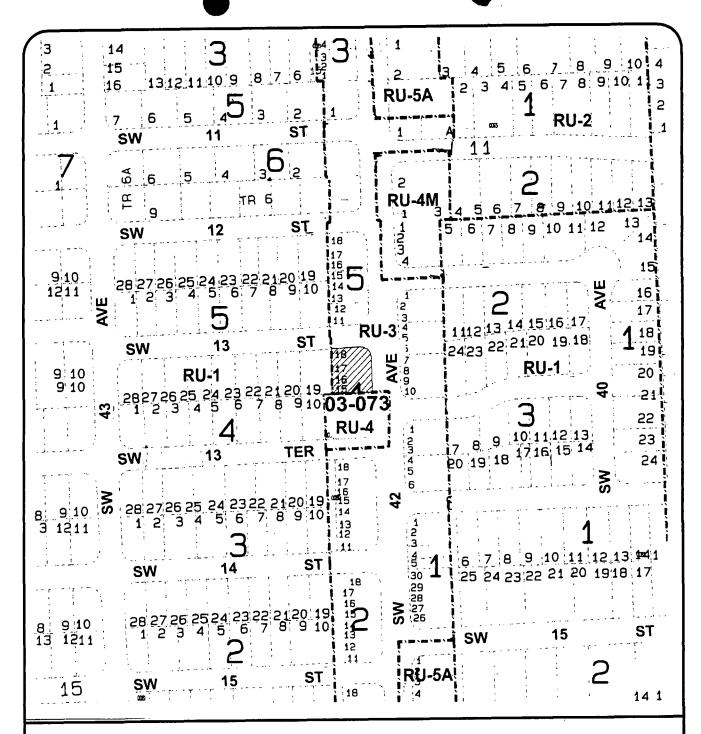


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		Percent of Ownership
	NAME AND ADDRESS	
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NAME, ADDRESS AND OFFICE (if applicable)	100 %
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If any contingency clause corporation, partnership or trust:	
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<sup>\*</sup>Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on all established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



#### MIAMI-DADE COUNTY

#### **HEARING MAP**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO

Scale: 1:200'

S C A L E N

SUBJECT PROPERTY



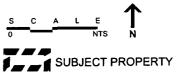


## MIAMI-DADE COUNTY **AERIAL**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO

Scale: NTS







03-7-CZ10-4 (03-73) Area 10/District 6 Hearing Date: 11/10/03

Property Owne	er (if different from appl	icant) <u>Same.</u>		
Is there an opti request? Yes	•	lease □ the property predicate	ated on the approval	of the zoning
Disclosure of in	terest form attached?	Yes ☑ No □		
	Previou	ıs Zoning Hearings on the Pr	operty:	
<u>Year</u>	<b>Applicant</b>	Request	<b>Board</b>	<b>Decision</b>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Applicant Name: PJF, L.L.C. Joan Moore, Ilena Rodriquez **Andy Zitman** Osvaldo Rodriguez, Carol Bosmer Norma Rassi Objectors: Ramiro Cruz, Sharon Smith Representative: Hector Alvarez Hearing Date: July 9, 2003 Hearing No. 03-7-CZ10-4 (03-73) Resolution No. CZAB10-\_\_\_-03 Motion: Standard Conditions: \_\_\_\_\_ Per Department Deferred to: September 16, 2003 Per DIC Withdrawal Approved as Requested Denied Without Prejudice Denied With Prejudice Other: To allow the applicant to meet with objectors and neighbors. YES \_\_\_\_\_ Revised plans accepted? YES \_\_\_\_ Covenant accepted? Absent No Yes Jose M. Blanco X Manuel Casas

VOTE: 4 TO 0

X

EXHIBITS: YES NO X County Attorney: David Hope

Jesus Rodriguez George A. Alvarez

# COMMUNITY ZONING APPEALS BOARD - AREA 10 MOTION SLIP

APPLICANT'S NAME: PJF, L.	L.C.	
REPRESENTATIVE(S):		
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ10-4 (03-073)	SEPTEMBER 16, 2003	CZAB1003
DEPT. REC: APPROVAL (no cond 1) RU-3 to RU-5A	itions)	
MOTION:		
WITHDRAW: Entire Applic	ation ITEM(S)	
DEFER: INDEFINITE	∟у □ то:	With Leave To Ame
DENY: WITH PREJU	UDICE WITHOUT PREJ	IUDICE
ACCEPT PROFFERED COVE	NANT ACCEPT REVIS	ED PLANS
APPROVE PER REQUE	EST PER DEPARTM CONDITIONS	ENT PER D.I.C.
No QUORUM- de	eferred to 10-	14-03
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	**	
TITLE	M/S NAME	YES NO ABSENT
MR.	Jose M. BLANCO (C	C.A.)
MR.	Manuel CASAS	7
MR.	Jesus RODRIGUEZ	
CHAIRMAN	George A. ALVAREZ	
KHIBITS: YES NO	COUNTY ATTORNEY:	DAVID HOPE

APPLICANT'S NAME: PJF, L.I	L.C.	
REPRESENTATIVE(S):		
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ10-4 (03-73)	October 14, 2003	CZAB1003
DEPT. REC: APPROVAL (no condit	tions)	
RU-3 to RU-5A MOTION:		
WITHDRAW: Entire Applica	ation ITEM(S)	
Defer: Indefinitel	Υ □ то:	W/Leave To Amend
☐ DENY: ☐ WITH PREJU	DICE  WITHOUT PREJU	JDICE
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APPROVE PER REQUES WITH STD. 0	ST PER DEPARTME	ENT PER D.I.C.
	·	
NO QUORUM	I – DEFERRED TO NOV	. 10, 2003
TITLE	NAME	YES NO ABSENT
MR.	Jose M. BLANCO (C.	
MR.	Manuel CASAS	
MR.	Jesus RODRIGUEZ	
CHAIRMAN	George A. ALVAREZ	
XHIBITS: YES NO	VO COUNTY ATTORNEY:	TE:to

## MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 10

APPLICANT: P.J.F., L.L.C.

PH: Z03-73 (03-7-CZ10-4)

**SECTION:** 

8-54-41

DATE: November 10, 2003

COMMISSION DISTRICT: 6

ITEM NO.: D

#### A. INTRODUCTION

o REQUEST:

RU-3 to RU-5A

o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

o LOCATION:

1300 S.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

o SIZE: 102' x 107'

o <u>IMPACT</u>:

The approval of the requested district boundary change will permit the subject site to be used for office purposes. Said use will bring additional traffic and noise into the area, as well as additional services and employment opportunities.

B. ZONING HEARINGS HISTORY: None.

#### C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
- 2. In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as

P.J.F., L.L.C. Z03-73 Page 2

designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller (Land Use Element, page I-29-30).

#### D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property: RU-3; fourplex Residential, 2.5 to 6.0 dua

**Surrounding Properties:** 

NORTH: RU-3; single family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4; single family residence Residential, 2.5 to 6.0 dua

EAST: RU-3; day care Residential, 5 to 13 dua

WEST: RU-1; single family residence Residential, 2.5 to 6.0 dua

The subject property is located on the west side of S.W. 42 Avenue (LeJeune Road), south of S.W. 8 Street. An older fourplex residence is currently located on the subject site. The corridor along the west side of S.W. 42 Avenue is characterized by a day care, older residential uses and offices.

#### E. SITE AND BUILDINGS:

Site Plan Review: (no site plan submitted)

Scale/Utilization of Site: Acceptable

Location of Buildings: N/A

Compatibility: Acceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Access: Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
N/A
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
Urban Design:
N/A



The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

#### G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

#### H. ANALYSIS:

This application was deferred from the October 14, 2003, and the September 16, 2003 meetings of Community Zoning Appeals Board – 10 due to a lack of quorum and was deferred from the July 9, 2003 meeting of Community Zoning Appeals Board – 10 to allow additional time for the applicant to meet with objectors and neighbors. This application seeks to permit a district boundary change from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objection to this application.

The subject property is a 102' x 107' parcel which is developed with a four plex residence. This application seeks to permit this property, which is a corner lot with frontage on S.W. 42 Avenue (LeJeune Road), which is a four (4) lane road, to be fully utilized for office purposes. The Comprehensive Development Master Plan (CDMP) states that office uses may be approved along the frontage of major roadways in residential communities where residences have become less desirable due to a mixture of non-residential uses.



Numerous office uses are located along S.W. 42 Avenue (Le Jeune Road) in this vicinity. One (1) zone change from RU-3, Four Unit Apartment House District to RU-5, Residential - Semi-Professional Office District, and three (3) use variances, to permit a doctor's office. an accountant's office, and an appraisal office, have been approved on the west side of Le Jeune Road. Seven (7) district boundary changes from RU-3 to RU-5A, Semi-Professional Office District, and two (2) use variances, both in the RU-3, Four Unit Apartment House District, to permit a real estate office and a semi-professional building with RU-5 uses. have been approved on the east side of Le Jeune Road. All of the aforementioned approvals for office zoning or office uses were granted between S.W. 9 Terrace and S.W. 16 Terrace, which encompasses the area to both the north and south of the subject property. A day care is located to the east of the subject site. The property fronts directly on a major roadway; the lot does not exceed one acre; and the subject property is not zoned, developed, or designated for Estate Density Residential use. The approval of this application, therefore, will be consistent with the CDMP and compatible with the zoning and development pattern of the surrounding area. Accordingly, staff recommends that this application be approved.

- I. RECOMMENDATION: Approval.
- J. CONDITIONS: None.

**DATE INSPECTED:** 

06/13/03

**DATE TYPED:** 

06/13/03

**DATE REVISED:** 

08/25/03, 09/22/03, 10/17/03, 10/30/03

DATE FINALIZED:

11/04/03

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning







TO:

Diane O' Quinn Williams, Director Department of Planning and Whine

DATE:

September 5, 2003

SUBJECT:

#Z2003000073- 2<sup>nd</sup> Revision PJF, LLC

1300 SW 42<sup>nd</sup> Avenue DBC from RU-3 to RU-5A

(RU-3) (0.25 Ac.)

08-54-41

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

MANUAL CHAT

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

#### Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

#### Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into a septic tank. Accordingly, the application may be approved and it may be scheduled for public hearing. Notwithstanding the foregoing, the applicant is advised that any activity that may generate liquid waste other than domestic sewage, including but not limited to, medical or dental offices, shall not be permitted on this property, unless and until is connected to the public sanitary sewer system, or if the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board.

#### Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater

# Z2003000073-2<sup>nd</sup> Revision PJF, LLC

Page 2



runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

#### Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

#### Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

#### Enforcement History:

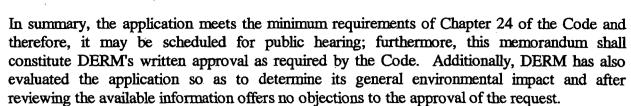
DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

#### Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

Z2003000073-2<sup>nd</sup> Revision PJF, LLC Page 3



cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

#### PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: P.J.F., L.L.C.

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

JUL. O 1 2003

Date

# TEAM METRO UNIVERSITY OFFICE

#### **ENFORCEMENT HISTORY**

PJF, L.C.C.	1300 SW 42 Avenue Miami-Dade County	
APPLICANT	ADDRESS	
11/10/2003	03-73	
DATE	HEARING NUMBER	

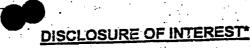
#### **CURRENT ENFORCEMENT HISTORY:**

06/12/2003

Inspection conducted

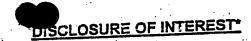
06/12/2003

No current violations



If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having

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CORPORATION NAME: * PJF, LLC		
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NAME AND ADDRESS  DECENTION		100%
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NAME AND ADDRESS		
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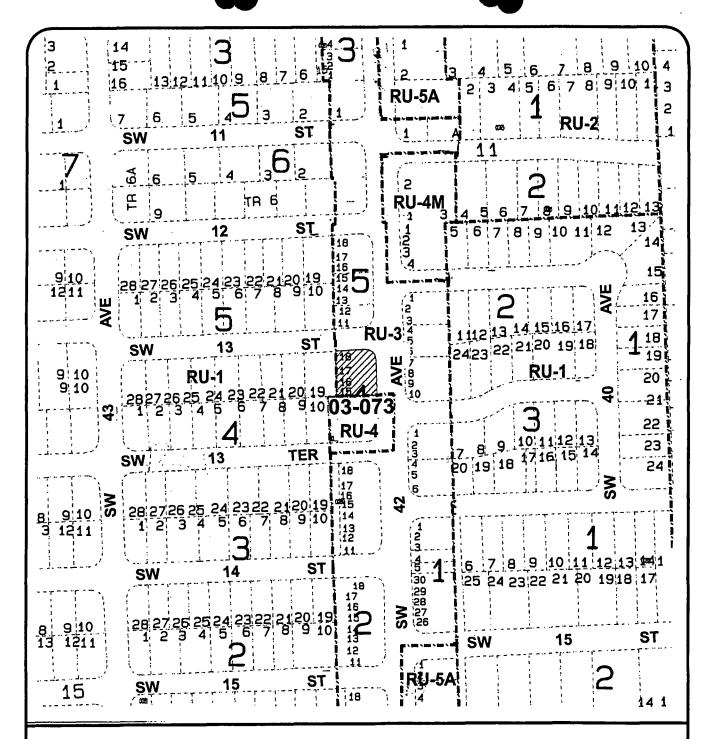
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NAME ADDRESS AND OFFICE (if applicable)  Percentage of Interest  100 %  Date of contract:  If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:  Might a 2 7003  NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.  The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.	If there is a CONTRACT FOR PARCHASE by a Corporation, Trust or including principal officers, stockholders, beneficiaries or partners. [Note: Windows stockholders, beneficiaries or partners consist of other corporations, trusts, entities, further disclosure shall be made to identify natural persons having ultimated to the property of	northarchine or cimilar
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NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.  The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.	MIAMIL ALE FOR THE LEGISLE LOT	· .
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	The above is a full disclosure of all parties of interest in this application to the best of my	e date of the application, e of interest is required. knowledge and belief.
Signature: * (Applicant)	Signature: * (Applicant)	
Sworn to and subscribed before me this day of, 2003 Affiant is personally known to as identification.		
ANDY ZITMAN  ANDY ZITMAN  MY COMMISSION © CC 982721  EXPIRES: Nov 19, 2004  1-203-NOTARY FL Nossy Service & Bonding, Inc.  1-203-NOTARY FL Nossy Service & Bonding, In	me or has bridging and ZITMAN  ANDY ZITMAN  ANDY ZITMAN  ANDY ZITMAN  ANDY ZITMAN	

rship, list purchasers below.

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

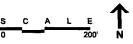


## MIAMI-DADE COUNTY

### **HEARING MAP**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO
Scale: 1:200'



SUBJECT PROPERTY





# MIAMI-DADE COUNTY **AERIAL**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO
Scale: NTS

SUBJECT PROPERTY



# D. PJF, L.L.C. (Applicant)

03-7-CZ10-4 (03-73) Area 10/District 6 Hearing Date: 10/14/03

Property Owner (if different from app	olicant) <u>Same.</u>	
Is there an option to purchase □ request? Yes □ No ☑	lease □ the property predicated on t	he approval of the zoning
Disclosure of interest form attached?	Yes ☑ No □	
Previo	ous Zoning Hearings on the Property:	
Year Applicant	Request Boa	rd <u>Decision</u>
		NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

## MIAMI-DADE COUNTY **COMMUNITY ZONING APPEALS BOARD - AREA 10 MOTION SLIP**

Applicant Name: PJF, L.L.C.

**Andy Zitman** 

Norma Rassi

Joan Moore, Ilena Rodriquez

Osvaldo Rodriguez, Carol Bosmer

Representative: Hector Alvarez

Objectors: Ramiro Cruz, Sharon Smith

Hearing No. 03-7-CZ10-4 (03-73)

Hearing Date: July 9, 2003

Resolution No. CZAB10-\_\_\_-03

<u>Motion:</u> Per Department		Standard Conditions:
Per DIC		Deferred to: September 16, 2003
Approved as Requested	<del></del> .	Withdrawal
Denied Without Prejudice	<u> </u>	
Denied With Prejudice		
Other: <u>To allow the applicar</u>	nt to meet with objecto	rs and neighbors.
		<del></del>
Revised plans accepted?	YES	
Covenant accepted?	YES	·

	Yes	No	Absent
1			
Jose M. Blanco		+	
Manuel Casas M	<del></del>		
Jesus Rodriguez S	X	_	
George A. Alvarez	X		

VOTE: 4 TO 0

YES \_\_\_\_

NO X

**County Attorney: David Hope** 

# MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 10 MOTION SLIP

APPLICANT'S NAME: PJF, L.	L.C.			
REPRESENTATIVE(S):				
HEARING NUMBER	HEARING DATE	RES	OLUTIO	ON NUMBER
03-7-CZ10-4 (03-073)	SEPTEMBER 16, 2003	C	ZAB10	03
DEPT. REC: APPROVAL (no condi 1) RU-3 to RU-5A	itions)			
MOTION:				
WITHDRAW: Entire Applic	ation ITEM(S)			
DEFER: INDEFINITE	∟у □ то:		With I	_eave To Amen
DENY: WITH PREJU	JDICE WITHOUT PREJU	JDICE		
ACCEPT PROFFERED COVER	NANT ACCEPT REVISE	D PLANS		
	CONDITIONS		PER	D.I.C.
No QUORUM- de	eferred to 10-11	4-03		· · · · · · · · · · · · · · · · · · ·
TITLE	M/S NAME	YES	NO	ABSENT
MR.	Jose M. BLANCO (C.	A.)		
MR.	Manuel CASAS			7
MR.	Jesus RODRIGUEZ			
CHAIRMAN	George A. ALVAREZ			
EXHIBITS: YES NO	VO COUNTY ATTORNEY:		 Но	DE

# MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 10

APPLICANT: P.J.F., L.L.C.

PH: Z03-73 (03-7-CZ10-4)

**SECTION:** 

8-54-41

**DATE:** October 14, 2003

**COMMISSION DISTRICT: 6** 

ITEM NO.: D

\_\_\_\_\_\_

#### A. INTRODUCTION

o REQUEST:

RU-3 to RU-5A

#### o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

#### o LOCATION:

1300 S.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

o SIZE: 102' x 107'

#### o IMPACT:

The approval of the requested district boundary change will permit the subject site to be used for office purposes. Said use will bring additional traffic and noise into the area, as well as additional services and employment opportunities.

#### B. ZONING HEARINGS HISTORY: None.

#### C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
- In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as

designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller (Land Use Element, page I-29-30).

#### D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property: RU-3; fourplex Residential, 2.5 to 6.0 dua

Surrounding Properties:

NORTH: RU-3; single family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4; single family residence Residential, 2.5 to 6.0 dua

EAST: RU-3; day care Residential, 5 to 13 dua

WEST: RU-1; single family residence Residential, 2.5 to 6.0 dua

The subject property is located on the west side of S.W. 42 Avenue (LeJeune Road), south of S.W. 8 Street. An older fourplex residence is currently located on the subject site. The corridor along the west side of S.W. 42 Avenue is characterized by a day care, older residential uses and offices.

#### E. SITE AND BUILDINGS:

Site Plan Review: (no site plan submitted)

Scale/Utilization of Site: Acceptable

Location of Buildings: N/A

Compatibility: Acceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation: N/A
Visibility/Visual Screening: N/A
Energy Considerations: N/A
Roof Installations: N/A
Service Areas: N/A
Signage: N/A
Urban Design: N/A

#### F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

#### G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

#### H. ANALYSIS:

This application was deferred from the September 16, 2003 meeting of Community Zoning Appeals Board – 10 due to a lack of quorum and was deferred from the July 9, 2003 meeting of Community Zoning Appeals Board – 10 to allow additional time for the applicant to meet with objectors and neighbors. This application seeks to permit a district boundary change from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objection to this application.

The subject property is a 102' x 107' parcel which is developed with a fourplex residence. This application seeks to permit this property, which is a corner lot with frontage on S.W. 42 Avenue (LeJeune Road), which is a four (4) lane road, to be fully utilized for office purposes. The Comprehensive Development Master Plan (CDMP) states that office uses may be approved along the frontage of major roadways in residential communities where residences have become less desirable due to a mixture of non-residential uses.

Numerous office uses are located along the west side of S.W. 42 Avenue (LeJeune Road) in this vicinity. A day care is located to the east of the subject site. The property fronts directly on a major roadway; the lot does not exceed one acre; and the subject property is not zoned, developed, or designated for Estate Density Residential use. The approval of this application, therefore, will be **consistent** with the CDMP and **compatible** with the surrounding area. Accordingly, staff recommends that this application be approved.

- I. RECOMMENDATION: Approval.
- J. CONDITIONS: None.

DATE INSPECTED:

06/13/03

DATE TYPED:

06/13/03

DATE REVISED:

08/25/03, 09/22/03

**DATE FINALIZED:** 

09/22/03

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Lane aller

Planning and Zoning



#### MEMORANDUM



TO:

FROM:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

September 5, 2003

**SUBJECT:** 

#Z2003000073- 2<sup>nd</sup> Revision

PJF, LLC

1300 SW 42<sup>nd</sup> Avenue

DBC from RU-3 to RU-5A

(RU-3) (0.25 Ac.) 08-54-41

Alvce M. Robertson, Assistant Director

Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

#### Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into a septic tank. Accordingly, the application may be approved and it may be scheduled for public hearing. Notwithstanding the foregoing, the applicant is advised that any activity that may generate liquid waste other than domestic sewage, including but not limited to, medical or dental offices, shall not be permitted on this property, unless and until is connected to the public sanitary sewer system, or if the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board.

#### Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater

## Z2003000073-2<sup>nd</sup> Revision PJF. LLC

Page 2

runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

#### **Tree Preservation:**

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

#### Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

#### Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

#### **Concurrency Review Summary:**

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

Z2003000073-2<sup>nd</sup> Revision PJF, LLC Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

### PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: P.J.F., L.L.C.

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

JUL. O 1 2003

Date

# TEAM METRO UNIVERSITY OFFICE

### **ENFORCEMENT HISTORY**

PJF LCC.	1300 SW 42 Avenue Miami-Dade County
APPLICANT	ADDRESS
10/14/2003	03-73
DATE	HEARING NUMBER

## **CURRENT ENFORCEMENT HISTORY:**

06/12/2003

Inspection conducted

06/12/2003

No current violations

## DISCLOSURE OF INTEREST

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

DIFIIC		
CORPORATION NAME: * PJF, LLC		Percentage of Stock
NAME AND ADDRESS  * Pable J. Forsea DECENTIFIC		100%
MAR 0 3 2003	<del>-</del>	
ZONING HE-RINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.	<del></del>	
MIANI-DADE CERTAIN	_	en e
703-673	<u>)</u>	
if a TRUST or ESTATE owns or leases the subject property, list the to	rust ben	eficiaries and percent of
if a TRUST or ESTATE owns or leases the subject property, list the transfer interest held by each. [Note: Where beneficiaries are other than natural interest held by each. The natural persons having the ultimate ownership in	person	s, further disclosure shall
interest held by each. [Note: Where beneficiaries are offer than historian in the made to identify the natural persons having the ultimate ownership in	itel estj.	
TRUST/ESTATE NAME:		
		Percentage of Interest
NAME AND ADDRESS	· 	
	<del></del>	
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	•	•
If a PARTNERSHIP owns or leases the subject property, list the princ partners. [Note: Where partner(s) consist of other partnership(s), entities, further disclosure shall be made to identify the natural personant interests].	ipals inc corpora ons havi	luding general and limited tion(s), trust(s) or similaring the ultimate ownership
PARTNERSHIP OR LIMITED PARTNERSHIP NAME: LIA	<u> </u>	
NAME AND ADDRESS		Percent of Ownership
NAME AND ADDICESS	<del></del> .	
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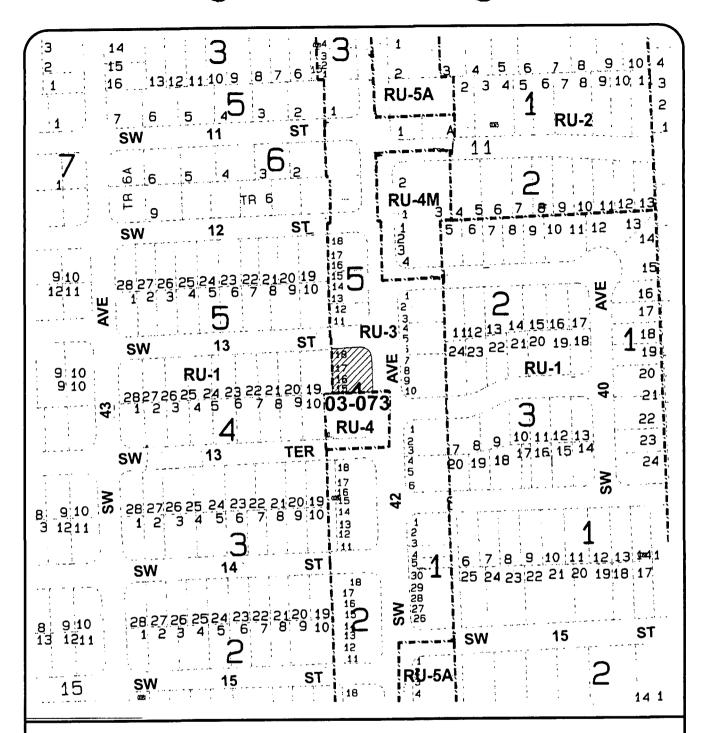
## DISCLOSURE OF INTEREST

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: * PJF, LLC		_:
· · · · · · · · · · · · · · · · · · ·		Percentage of Stock
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MAR 0 3 2003	<b>-</b>	
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f a TRUST or ESTATE owns or leases the subject property, list the the third the subject property, list the the the third the subject property, list the the interest held by each. [Note: Where beneficiaries are other than natural persons having the ultimate ownership into the third that is the subject to the subject property.]  IRUST/ESTATE NAME:	•	
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PARTNERSHIP OR LIMITED PARTNERSHIP NAME: LA		
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	AJF N/A	timate ownership interests].
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AME, ADDRESS AND OFFICE (if applicable)		Percentage of Interest
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any contingency clause or contract terms involve add	itional parties, list a	ill individuals or officers, it
any contingency clause or contract terms in a partnership or trust:	203-073	
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[23.	<del>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</del>	•
NOTICE: For changes of ownership or changes in pure	hase contracts afte	er the date of the application
NOTICE: For changes of ownership or changes in pure but prior to the date of final public hearing, a	supplemental disclo	osure of interest is required.
but prior to the date of final public	lingtion to the best C	of my knowledge and belief.
The above is a full disclosure of all parties of interest in this ar	phication to the 2000	· · · · · · · · · · · · · · · · · · ·
II II I CARLES PI	er: but	:
Signature: * (Applica	nt)	
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Sworn to and subscribed before me this day of	as identi	
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Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on any established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



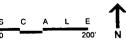
#### MIAMI-DADE COUNTY

#### **HEARING MAP**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO

Scale: 1:200'



SUBJECT PROPERTY





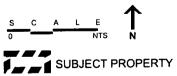
# MIAMI-DADE COUNTY

## **AERIAL**

Scale: NTS

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO





# 4. PJF, L.L.C. (Applicant)

03-7-CZ10-4 (03-73) Area 10/District 6 Hearing Date: 7/9/03

Property Owner (if different from applicant) Same.								
Is there an option to purchase $\square$ / lease $\square$ the property predicated on the approval of the zoning request? Yes $\square$ No $\boxtimes$								
Disclosure of interest form attached? Yes ☑ No □								
Previous Zoning Hearings on the Property:								
Year Applic	<u>ant</u>	Reques	<u>t</u>	<b>Board</b>	<b>Decision</b>			
					NONE			

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 10

\_\_\_\_\_\_

APPLICANT: P.J.F., L.L.C.

**PH:** Z03-73 (03-7-CZ10-4)

SECTION:

8-54-41

**DATE:** July 9, 2003

**COMMISSION DISTRICT: 6** 

ITEM NO.: 4

#### A. INTRODUCTION

o REQUEST:

RU-3 to RU-5A

o **SUMMARY OF REQUEST:** 

The request will allow the applicant to change the zoning on the property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

o LOCATION:

1300 S.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

o <u>SIZE:</u> 102' x 107'

o <u>IMPACT:</u>

The approval of the requested district boundary change will permit the subject site to be used for office purposes. Said use will bring additional traffic and noise into the area, as well as additional services and employment opportunities.

B. **ZONING HEARINGS HISTORY:** None.

#### C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for low density residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
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#### D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>

Subject Property: RU-3; fourplex Residential, 2.5 to 6.0 dua

**Surrounding Properties:** 

NORTH: RU-3; single family residence Residential, 2.5 to 6.0 dua

LAND USE PLAN DESIGNATION

SOUTH: RU-4; single family residence Residential, 2.5 to 6.0 dua

EAST: RU-3; day care Residential, 5 to 13 dua

WEST: RU-1; single family residence Residential, 2.5 to 6.0 dua

The subject property is located on the west side of S.W. 42 Avenue (LeJeune Road), south of S.W. 8 Street. An older fourplex residence is currently located on the subject site. The corridor along the west side of S.W. 42 Avenue is characterized by a day care, older residential uses and offices.

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Scale/Utilization of Site: Acceptable

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Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
Energy Considerations:
Roof Installations:
Service Areas:
N/A
Signage:
Urban Design:
N/A

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The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

#### G. <u>NEIGHBORHOOD SERVICES:</u>

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

#### H. ANALYSIS:

This application seeks to permit a district boundary change from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objection to this application.

The subject property is a 102' x 107' parcel which is developed with a fourplex residence. This application seeks to permit this property, which is a corner lot with frontage on S.W. 42 Avenue (LeJeune Road), which is a four (4) lane road, to be fully utilized for office purposes. The Comprehensive Development Master Plan (CDMP) states that office uses may be approved along the frontage of major roadways in residential communities where residences have become less desirable due to a mixture of non-residential uses. Numerous office uses are located along the west side of S.W. 42 Avenue (LeJeune Road) in this vicinity. A day care is located to the east of the subject site. The property fronts directly on a major roadway; the lot does not exceed one acre; and the subject property is not zoned, developed, or designated for Estate Density Residential use. The approval of this application, therefore, will be **consistent** with the CDMP and **compatible** with the surrounding area. Accordingly, staff recommends that this application be approved.

P.J.F., L.L.C. Z03-73 Page 4

I. RECOMMENDATION: Approval.

J. **CONDITIONS**: None.

**DATE INSPECTED:** 

06/13/03

**DATE TYPED:** 

06/13/03

**DATE REVISED:** 

**DATE FINALIZED:** 

07/02/03

DO'QW:AJT:MTF:REM:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



#### MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

DATE:

May 6, 2003

Department of Planning and Zoning

SUBJECT: #Z2003000073- Revised

PJF. LLC

1300 SW 42<sup>nd</sup> Avenue DBC from RU-3 to RU-5A

(RU-3) (0.25 Ac.)

08-54-41

FROM:

Alyce M Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

#### Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into a septic tank. Accordingly, the application may be approved and it may be scheduled for public hearing. Notwithstanding the foregoing, the applicant is advised that any activity that may generate liquid waste other than domestic sewage, including but not limited to, medical or dental offices, shall not be permitted on this property, unless and until is connected to the public sanitary sewer system, or if the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board.

#### Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Z2003000073- Revised PJF, LLC Page 2

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



#### PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: P.J.F., L.L.C.

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

JUL. O 1 2003

Date

# TEAM METRO UNIVERSITY OFFICE

## **ENFORCEMENT HISTORY**

PJF LCC.	1300 SW 42 Avenue Miami-Dade County
APPLICANT	ADDRESS
07/9/2003	03-73
DATE	HEARING NUMBER

## **CURRENT ENFORCEMENT HISTORY:**

06/12/2003

**Inspection conducted** 

06/12/2003

No current violations

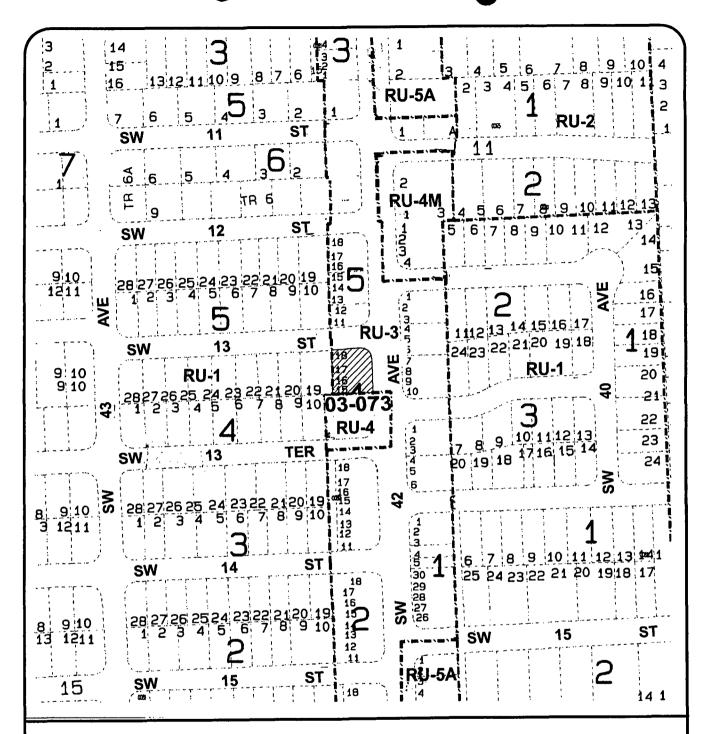
## DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

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\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regardly established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five interests at every level of ownership interest in the partnership, corporation or trust.



## MIAMI-DADE COUNTY

## **HEARING MAP**

Scale: 1:200'

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO

S C A L E N

SUBJECT PROPERTY



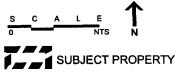


# MIAMI-DADE COUNTY **AERIAL**

Section: 08 Township: 54 Range: 41 Process Number: 03-073

Process Number: 03-07 Applicant: PJF LLC District Number: 06 Zoning Board: C10 Drafter ID: CIRO

Scale: NTS





## 4. PJF, L.L.C. (Applicant)

03-7-CZ10-4 (03-73) Area 10/District 6 Hearing Date: 7/9/03

Property	Owner (if different from a	pplicant) <u>Same.</u>		
	n option to purchase □ Yes □ No ☑	I / lease □ the property pr	edicated on the app	oroval of the zoning
Disclosure	e of interest form attached	d? Yes ☑ No □		
	Prev	ious Zoning Hearings on th	ne Property:	
<u>Year</u>	<b>Applicant</b>	Request	<b>Board</b>	<b>Decision</b>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

## MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 10

APPLICANT: P.J.F., L.L.C.

PH: Z03-73 (03-7-CZ10-4)

SECTION:

8-54-41

**DATE:** July 9, 2003

**COMMISSION DISTRICT: 6** 

ITEM NO.: 4

#### A. INTRODUCTION

o **REQUEST**:

RU-3 to RU-5A

#### o <u>SUMMARY OF REQUEST:</u>

The request will allow the applicant to change the zoning on the property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

o LOCATION:

1300 S.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

o <u>SIZE:</u> 102' x 107'

o IMPACT:

The approval of the requested district boundary change will permit the subject site to be used for office purposes. Said use will bring additional traffic and noise into the area, as well as additional services and employment opportunities.

B. ZONING HEARINGS HISTORY: None.

#### C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for low density residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
- 2. In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as

P.J.F., L.L.C. Z03-73 Page 2

designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller (Land Use Element, page I-29-30).

## D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property: RU-3; fourplex Residential, 2.5 to 6.0 dua

**Surrounding Properties:** 

NORTH: RU-3; single family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4; single family residence Residential, 2.5 to 6.0 dua

EAST: RU-3; day care Residential, 5 to 13 dua

WEST: RU-1; single family residence Residential, 2.5 to 6.0 dua

The subject property is located on the west side of S.W. 42 Avenue (LeJeune Road), south of S.W. 8 Street. An older fourplex residence is currently located on the subject site. The corridor along the west side of S.W. 42 Avenue is characterized by a day care, older residential uses and offices.

#### E. SITE AND BUILDINGS:

Site Plan Review: (no site plan submitted)

Scale/Utilization of Site: Acceptable

Location of Buildings: N/A

Compatibility: Acceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
Energy Considerations:
Roof Installations:
Service Areas:
Signage:

N/A

N/A

Urban Design: N/A

### F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

## G. <u>NEIGHBORHOOD SERVICES:</u>

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

#### H. ANALYSIS:

This application seeks to permit a district boundary change from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objection** to this application.

The subject property is a 102' x 107' parcel which is developed with a fourplex residence. This application seeks to permit this property, which is a corner lot with frontage on S.W. 42 Avenue (LeJeune Road), which is a four (4) lane road, to be fully utilized for office purposes. The Comprehensive Development Master Plan (CDMP) states that office uses may be approved along the frontage of major roadways in residential communities where residences have become less desirable due to a mixture of non-residential uses. Numerous office uses are located along the west side of S.W. 42 Avenue (LeJeune Road) in this vicinity. A day care is located to the east of the subject site. The property fronts directly on a major roadway; the lot does not exceed one acre; and the subject property is not zoned, developed, or designated for Estate Density Residential use. The approval of this application, therefore, will be **consistent** with the CDMP and **compatible** with the surrounding area. Accordingly, staff recommends that this application be approved.

P.J.F., L.L.C. Z03-73 Page 4

I. RECOMMENDATION: Approval.

J. <u>CONDITIONS:</u> None.

**DATE INSPECTED:** 

06/13/03

**DATE TYPED:** 

06/13/03

**DATE REVISED:** 

DATE FINALIZED:

07/02/03

DO'QW:AJT:MTF:REM:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



#### **MEMORANDUM**



TO:

Diane O' Quinn-Williams, Director

DATE:

May 6, 2003

Department of Planning and Zoning

SUBJECT:

#Z2003000073- Revised

PJF, LLC

1300 SW 42<sup>nd</sup> Avenue DBC from RU-3 to RU-5A

(RU-3) (0.25 Ac.)

08-54-41

FROM:

Alyce M/Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

#### Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into a septic tank. Accordingly, the application may be approved and it may be scheduled for public hearing. Notwithstanding the foregoing, the applicant is advised that any activity that may generate liquid waste other than domestic sewage, including but not limited to, medical or dental offices, shall not be permitted on this property, unless and until is connected to the public sanitary sewer system, or if the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board.

#### Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Z2003000073- Revised PJF, LLC Page 2

> Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

> Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

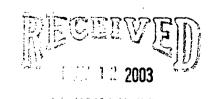
Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z Lynne Talleda, Zoning Hearings-P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



#### PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: P.J.F., L.L.C.

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

JUL. O 1 2003

Date

# TEAM METRO UNIVERSITY OFFICE

## **ENFORCEMENT HISTORY**

PJF LCC.	1300 SW 42 Avenue Miami-Dade County
APPLICANT	ADDRESS
07/9/2003	03-73
DATE	HEARING NUMBER

## **CURRENT ENFORCEMENT HISTORY:**

06/12/2003

Inspection conducted

06/12/2003

No current violations

## DISCLOSURE OF INTEREST

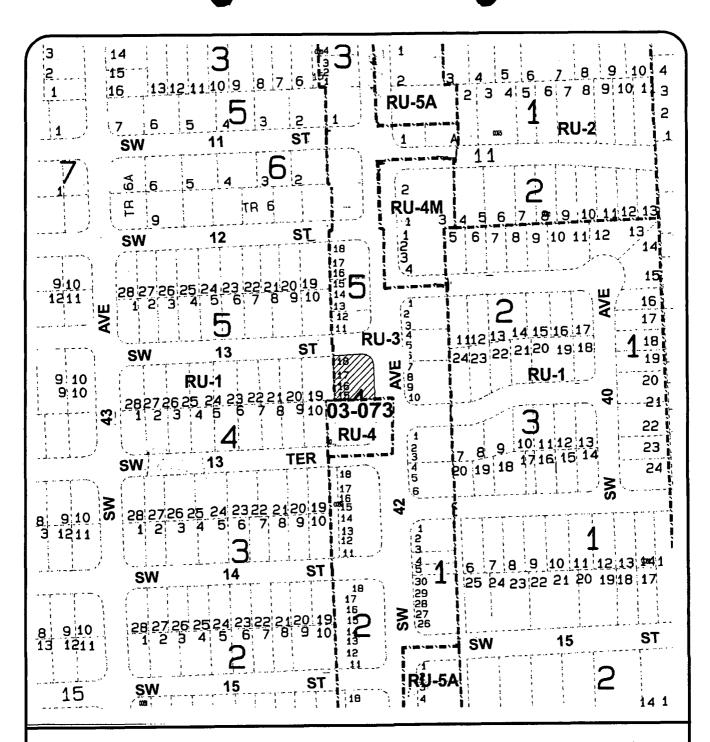
If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: * PJF, LLC	
NAME AND ADDRESS	Percentage of Stock
Pable J. Fonsea DECENTIEN	loo/.
48 MAR 0 3 2003	
ZONING HEHRINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.	
BY	The second section of the
203-1	
	- t- of honeficiaries and percent 0
f a TRUST or ESTATE owns or leases the subject property, list the	ural persons, further disclosure shall
f a TRUST or ESTATE owns or leases the subject property, list to nterest held by each. [Note: Where beneficiaries are other than nat be made to identify the natural persons having the ultimate ownersh	ip interest].
be made to identify the natural persons natural	ing the state of t
TRUST/ESTATE NAME: WA	
	Percentage of Interest
NAME AND ADDRESS	
	and the second s
If a PARTNERSHIP owns or leases the subject property, list the p partners. [Note: Where partner(s) consist of other partnership(	rincipals including general and limite s) corporation(s), trust(s) or simil
partners. [Note: Where partner(s) consist of other partnership(entities, further disclosure shall be made to identify the natural partnership)	ersons having the ultimate ownersh
entities, further disclosure shall be made interests].	
PARTNERSHIP OR LIMITED PARTNERSHIP NAME: LIA	Descent of Ownership
NAME AND ADDRESS	Percent of Ownership
TAME AND THE	

including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. NAME OF PURCHASER Percentage of Interest NAME, ADDRESS AND OFFICE (if applicable) Date of contract:\_ If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: MAPRA MIAMI-UNUE PER NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief. Signature: \* 2003. Affiant is personally known to Sworn to and subscribed before me this 26 day of February as identification. me or has broduc ANDY ZITMAN MY COMMISSION # CC 982721 **EXPIRES:** Nov 19, 2004 (Notary Public) 1-800-S-NOTARY FL Notary Service & Bornding, Inc. My commission expires \_

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

<sup>\*</sup>Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



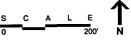
## MIAMI-DADE COUNTY

## **HEARING MAP**

Section: 08 Township: 54 Range: 41

**Process Number: 03-073** 

Applicant: PJF LLC
District Number: 06
Zoning Board: C10
Drafter ID: CIRO
Scale: 1:200'



SUBJECT PROPERTY





# MIAMI-DADE COUNTY **AERIAL**

Section: 08 Township: 54 Range: 41

Process Number: 03-073
Applicant: PJF LLC
District Number: 06
Zoning Board: C10

Drafter ID: CIRO Scale: NTS







# MEMORANDUM C-10

TO:

Diane O'Quinn Williams, Director

Department of Planning and Zoning

ATTN:

Franklin Gutierrez, Agenda Coordinator Received By ECT:

Zoning Agenda Coordinator

JAN 2 1 2004

FROM:

Carlos Alvarez, Director

Miami-Dade Police Department

DATE:

January 16, 2004

Enforcement Histories for Community Zoning Appeals Board #10, Zoning Meeting on January 28, 2004

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for eleven locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

• Grid	1516
--------	------

The Stefano Group, Inc.; Hearing # 01-201

Location: 3802 SW 137 Avenue

• Grid 1438

Dositeo & Aude Gayoso; Hearing # 03-146

Location: 1934 SW 94 Court

• Grid 1526

Office of Public Transportation Management; Hearing # 03-47 Location: Northwest corner of SW 40 Street & SW 89 Avenue

• Grid 1388

Office of Public Transportation Management; Hearing # 03-112 Location: Southwest corner of SW 8 Street & SW 127 Avenue

• Grid 1157

PJF, LLC; Hearing # 03-73 Location: 1300 SW 42 Avenue

Grid 1526

Hugo D. Bosch; Hearing # 03-111 Location: 3310 SW 87 Avenue

Grid 1514

147 Bird Road Development, Inc.; Hearing # 00-335
Location: Northwest corner of SW 42 Street & SW 147 Avenue

Grid 1473

Jose & Maria Corteguera; Hearing # 02-136

Location: Northwest corner of SW 144 Avenue & SW 26 Street

Grid 1514

Alvaro Betancourt Carratala; Hearing # 03-158

Location: Northeast corner of SW 144 Avenue & SW 148 Place

Grid 1430

Mayra Moreno; Hearing # 03-201

Location: Southwest corner of SW 20 Street & SW 144 Avenue

• Grid 1472

Orlando Del Castillo.; Hearing # 03-239

Location: West of SW 147 Avenue & north of SW 28 Street

## Diane O'Quinn Williams, Director

There are eleven attachments which represent the above eleven hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar years 2002 and 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on January 13, 2004, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

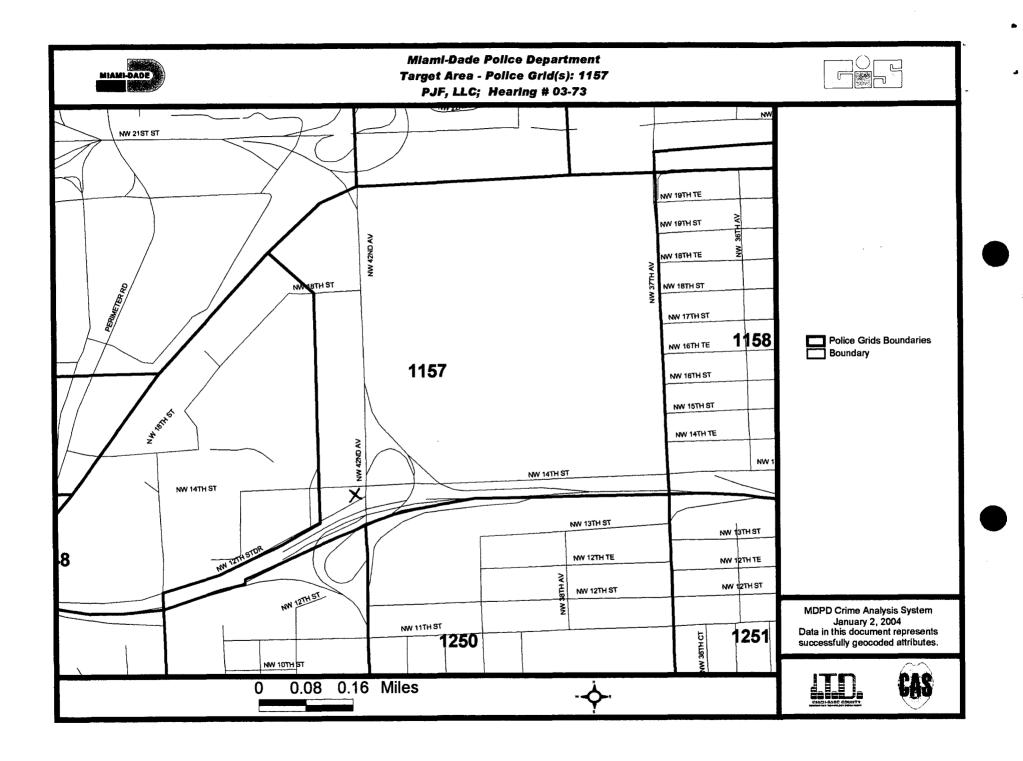
A summary of the information requested is shown below:

Grid Numbers (Address*)	Hearing Numbers	Total Calls 2002	s-For-Service 2003	Total Part   2002	& II Crimes 2003		
1516 3802 SW 137 AV*	01-201	1203 3*	1094 1*	70	69		
1438 1934 SW 94 Ct*	03-146	842 4*	4* 2*				
1526	03-47	1680	1913	170	201		
1388	03-112	1801	1627	151	125		
1157 1300 SW 42 Av*	03-73	49 0*	35 0*	14	6		
1526 3310 SW 87 Av*	03-111	1680 0*	1913 0*	170	201		
1514	00-335	761	937	74	91		
1473	02-136	811	878	89	121		
1514	03-158	761	937	74	91		
1430	03-201	639	589	53	81		
1472	03-239	197	272	9	27		

<sup>\*</sup>Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par Attachments (11)



## mi-Dade Police Departme Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "1157" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1157	13	SPECIAL INFORMATION/ASSIGNMENT	11
	14	CONDUCT INVESTIGATION	2
	15	MEET AN OFFICER	9
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	2
	19	TRAFFIC STOP	18
	22	AUTO THEFT	1
	39	PRISONER	3
:	52	NARCOTICS INVESTIGATION	2
Total	Signal	s for Grid 1157 : 49	

**Total Not Reported: 8** 

**Total for All Grids: 49** 

**Total Reported: 41** 

Report: X:\CIW\Reports\DI7F22~1.IMR

Date: 1/13/04

Page 1

## mi-Dade Police Departme **Summarized Grid Information By Signal** For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and ( Dis.Grid in ( "1157" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Grid	Signal Code	Signal Description	Total
1157	13	SPECIAL INFORMATION/ASSIGNMENT	6
	14	CONDUCT INVESTIGATION	9
	15	MEET AN OFFICER	3
	17	TRAFFIC ACCIDENT	2
	18	HIT AND RUN	1
	19	TRAFFIC STOP	12
	22	AUTO THEFT	1
	49	FIRE	1
Total	Signals	s for Grid 1157 : 35	

**Total Reported: 23** 

**Total Not Reported: 12** 

**Total for All Grids: 35** 



## mi-Dade Police Departmer Address Query for Events occurring at 1300 SW 42 AV For 1/1/02 Thru

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A" , "E" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , "" , "ZZ" , "P" ) and Dis.Incident Address contains "1300 SW 42 AV" and Dis.Reporting Agency Code = substring ( "030" , 1 , 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
										السيسيا

Date: 1/13/04



## **Memi-Dade Police Departmen** Address Query for Events occurring at 1300 SW 42 AV For 1/1/03 Thru

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A" , "E" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , "" , "ZZ" , "P" ) and Dis.Incident Address contains "1300 SW 42 AV" and Dis.Reporting Agency Code = substring ( "030" , 1 , 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Case Number		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
									<u> </u>



Report: X:\CIW\Reports\DI3623~1.IMR

Date: 1/13/04

Page 1



## MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AQ Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03 **YEAR: 2002** 

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1157

PART I Crimes	Total Crimes	
2200 - BURGLARY	2	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	5	
230G - SHOPLIFTING ALL OTHERS	1	
2400 - MOTOR VEHICLE THEFT	2	



# MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A

Reporting Agency: MDPD From 1/1/02 Thru 1/1/03

**YEAR: 2002** 

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1157

PART II Crimes	Total Crimes	
130B - SIMPLE ASSAULT	1	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3	

**Grand Total:** 

14

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230B', '230B', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and Ol.Grid in ( "1157") ) and Ol.Reporting\_Agency\_Code = "030"



# MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A

Reporting Agency: MDPD From 1/1/03 Thru 1/1/04 YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1157

PART I	Crimes	Total Crimes
230F	- SHOPLIFTING FROM A MOTOR VEHICLE	3
230G	- SHOPLIFTING ALL OTHERS	2



## MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AQ **Reporting Agency: MDPD**

From 1/1/03 Thru 1/1/04

**YEAR: 2003** 

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1157

PART II Crimes	Total Crimes
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1

**Grand Total:** 

6

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230B', '230B', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and Ol.Grid in ( "1157" ) ) and Ol.Reporting\_Agency\_Code = "030"



TO:

Diane O'Quinn Williams

Director

Department

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

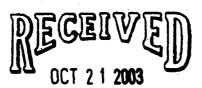
This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



TO: Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

#### Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



#### Department of Solid Waste Management (DSWM)

#### Solid Waste Facility Capacity Analysis

#### Fiscal Year 2002-2003

RESOURCES RECOVERY FACILITY			RTI FACILITY					LANDFILLS									
											SOUTH	NORTH	DADE	WMI	WHEELABI (contract had 12/31/0	ended on	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Tra	sh	Garbage &Trash	Trasi	า :	Total
					[1]	[2]			[3]	[4]	[5]	[e		(7)	[8]		[1]-[8]
2003 •	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000		33,000	146,000		8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		95,000	100,000		0	1,715,500
2005 2006 ***	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		95,000	100,000		0	1,715,500
2007	1,705,500 1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000	67,000	27,000	176,000	263,500		95,000	100,000		0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000 176,000	263,500 263,500		95,000	100,000 100,000		0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500		95,000 95,000	100,000		0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500		95,000	100,000	٠.	ŏ	1,705,500 1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500		95,000	100,000		ŏ	1,705,500
RESOURC	ES RECOVER	Υ	GARBAGE	TRASH	TIRES	TOTAL							 	,	_		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
• TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	935,000 270,000		e; 9% Trash, Includ	ies Tires)				l İ		F		
** TOTAL	@ 1.72M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	les Tires)								
*** TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	les Tires)				<b>;</b>				
TOTAL WA	STE STREAM	PERCENTAGE	S @1.84 MILL	IONS TONS									!		4.4		"L
GARBAGE	54.3%		997,000										ļ				
TRASH 44.			816,000						ŀ				ļ				
SPECIAL (I TOTAL	includes Tires)	1.3%	24,000 1,837,000						i								
DEMARANA	G CAPACITY I	V EACH ITY A	T END OF FISC	CAL VEAD							***.		<u> </u>		· ·		
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		one i Loux									İ				
Year		•			Ashfill Capacity *		•				outh Dade Capacity **		Dade	WMI **** Disposed			
Base Cap	acity				207,000						4,352,000		30,000	146,000			
2003					61,000						3,942,000		97.000	100,000			
2004					0						3,688,500		02.000	188,000			
2005					0						3,395,000		07,000	249,000		-	
2006					0						3,131,500		12,000	249,000			
2007					0						2,868,000	1,2	17,000	249,000			
2008					0						2,604,500		22,000	249,000			
2009					0						2,341,000	4	27,000	249,000			
2010					0					•	2,077,500		32,000	249,000			
2011 2012					0						1,702,000		0	500,000			
2012					0						1,294,500		0	500,000	•		
2013					0						887,000 479,500		0	500,000			
2015					0						479,500 72,000		. 0	500,000 500,000			
2016					0						72,000		١٥	300,000			
2017		-			ő						0		, ,		• • • •		
2018					ŏ						0		iö		~		
					-						•		! -				

Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelants Ash go to South Dade Landfill and Mediey Landfill (WMI).

Total Remaining Years

on South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

<sup>\*\*\*</sup> North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depicted trash goes WMI and South Dade Landfill.

Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

27 07:17A WE'RS DADE SSA MAT N

70:

Guillermo E. Olmedillo. Director

Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency
Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director .

Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

#### Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

			RESOURCE	S RECOVERY F	CILITY			TRASH-TO-F	UEL FACILITY		SOUTH DADE	NORTH DADE	WMI	WTI	
	Waste Projections (lons)	On-site Gross Tonnage	Unders to South Dade			Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Lendfill Trash [5]	Landfill Garbage/Trash [8]	Waste to energy Trash [7]	Total [1]-[7]
2001 *** 2002 2003 **** 2004 2006 2006 2006	1,748,000 1,687,000 1,687,000 1,687,000 1,687,000 1,687,000 1,687,000 1,687,000	936,000 936,000 936,000 936,000 936,000 936,000 936,000	152,000 167,000 167,000 167,000 167,000 167,000 167,000 167,000		138,000 138,000 138,000 138,000 138,000 138,000 138,000	625,000 620,000 620,000 820,000 620,000 620,000 620,000 620,000	196,000 270,000 270,000 270,000 270,000 270,000 270,000 270,000		27,000 27,000 27,000 27,000 27,000	156,000 195,000 195,000 195,000 195,000 195,000 195,000	230,000 230,000 230,000 230,000 230,000 -230,000 230,000	264,000 264,000 384,000 384,000 384,000 384,000	140,000 140,000 140,000 140,000 140,000 140,000	100,000 100,000 0 0 0 0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	66,000	\$36,000 (93%G/7%T)
101112		195,000	196,000 (RTI)
TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.59M	870,000	66,000	936,000 (93%G/7%T)
100,000 to WTI	•	270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	•
@1.69 MILLIONS TO	INS		
GARBAGE 56 4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5.000
TOTAL			1,687,000

EMAINING CAPACITY BY FACILITY		•	South Dade	North Dade	South Dade (w/o cell 5)
_	Ashfill	•	Capacity **	Capacity ***	(ie less 4 4 m tons)
· ar	Capacity *		9,148,000	3,943,000	4,748,000
use Capacity	3,150,000		8.625.000	3,671,000	4,425,000
000	3,003.000		8.595.000	3,407,000	4,195,000
001	2,885,000		8.385.000	3,143,000	3,965,000
002	2,727.000		6,135,000 6,135,000	2,779,000	1,735,000
03	2,589,000		7.905.000	2,415,000	3,505,000
104	2,451,000			2,051,000	3,275,000
05	2,313.000		7,675,000	1,687,000	3,045,000
006	2,175,000		7,445,000		2,815,000
AAC 2007	2,037,000		7.215,000	1,323,000	2,585,000
~′ 108 :	1,899,000		6,985,000	959,000 595,000	2,355,000
009	1,781,000		6,755.000		2,125,000
010	1,623.900	•	6,525,000	231,000	1,895,000
011	1,485,000		6.295,000	0	1,885,000
012	1;347,000	• •	6,065.000	. 0	1,865,000
013	1,209.000		5.835.000	0	1,435,000
014	1,071,000		5,605,000	٥	
014 015	933,000	*	5,375.000	. 0	975,000
016	795,000		5,145,000	. 0	745,000
017	657,000		4,915,000	0	515.000
	519,000		4,685,000	0	285,000
018	381,000	*	4,455,000	0	55,000
219	243,000		4,225,000	0	-175,000
220	105,000		3,995,000	0	-405,000
221	0		3,732.000	0	-868,000
022	ő		3,354.000	0	-1,038,000
223	ñ		2,996,000	0	-1,404,000
024	ň		2,628.000	0	. 1,772.000
025	ž		2,250,000	0	-2,140,000
2025	v ·		1,892,000	0	-2,508,000
1027	0		1,524,000	0	-2,876,000
028	0		1,156,000	0	-3,244,000
029	0		788.000	Ö	-3,612,000
2030	0		420,000	Ō	-3,980,000
2031°	0		52.000	ō	-4,348,000
032	0		-316,000	ŏ	4,718,000
033	0	•	-684,000	ō	-5,084,000
034	0		-1,052,000	ŏ	-5.452.000
035	o o		-1,420,000	ŏ	-5,820,000
036	0		-1,788,000	Ď	-6,188,000
2037	0		-1,788,000		-8,558,000
2038	0		-2,150,000 -2,524,000	0	-6,924,000
039	0		-2,524,000	U	-0,024,000

on Dade includes calls 3, 4 and 5, call 5 has not been constructed. Once exhitic capacity is used up goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover in Dade capacity represents busboard of the facility. When North Dade Landilla capacity is depieted it peacht Sparse are derived from the Capacity of Marm-Dade County Landilla report prepared by the earing Division of the Department of Solid Waste Natissignment, Dated October 1999

21

## **MEMORANDUM**

Helen

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director

SUBJECT: Concurrency Approval

Park and Recreation Department

13

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

#### 2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres	Existi	ng Local Open	Space	Total Local	Surplus (Deficit)	Level of
	ropuration	ropulation	ropuration	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	•	Service
====		<b>#===</b> ======							:	
1 2 3	476,880 563,033 141,699	25,585 19,245 24,607	502,465 582,278 166,306	1,381.77 1,601.24 457.33	1,198.25 1,564.11 578.93	702.34 508.33 177.20	85.32 139.79 6.90	1,985.91 2,212.23 763.03	604.14 610.99 305.70	1.437 1.381 1.668
	 1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

TO:

FROM:

Franklin Gutierrez, Agenda Coordinator

Department of Planning and Zoning

Veronica M. Salom, Commander

Budget and Planning Bureau Miami-Dade Police Department DATE:

August 28, 2003

SUBJECT:

Police Statistical Data for Community Council Board #10 Zoning

Meeting on

September 16, 2003

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for ten locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

101	owning locations	Thay morado anormation from other recursive and
•	Grid 1480	Iglesia Cristiana Amor, Inc.; Hearing 02-63 Location: 10855 SW 26 Street
	Grid 1384	United Homes at Emerald Lakes: Hearing (02-360)

Location: Lying South of SW 8 Street (Tamiami Trail) between SW 147 Avenue and theoretical SW 149 Avenue.

PJF, LLC; Hearing 03-073 Grid 1404 Location: 1300 SW 42 Avenue

Humayoun Faroog and Al-faroog Corp.; Hearing 02-320 Grid 1396 Location: 1235 SW 87 Avenue.

Shoma Homes at Bristol Park, Inc., Hearing 03-10 Grid 1385 Location: The Northeast corner of SW 147 Avenue and SW 11 Street.

Grid 1481 Isvaldo and Miriam Perez; Hearing (03-106). Location: 2520 SW 105 Court.

Dositeo and Aude Gayoso; Hearing 03-146 Grid 1438 Location: 1934 SW 94 Court.

Jesus Bernabe Calvo; Hearing 03-159. Grid 1439 Location: 8980 SW 21 Street.

Grid 1398 Jose A. and Ibis A. Linares; Hearing 03-169 Location: 7361 SW 12 Street.

Julio and Onelia Valdez; Hearing 03-177 Grid 1520 Location: 11991 SW 35 Street

#### Franklin Gutierrez, Agenda Coordinator

There are ten attachments which represent the above ten hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 20/21, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

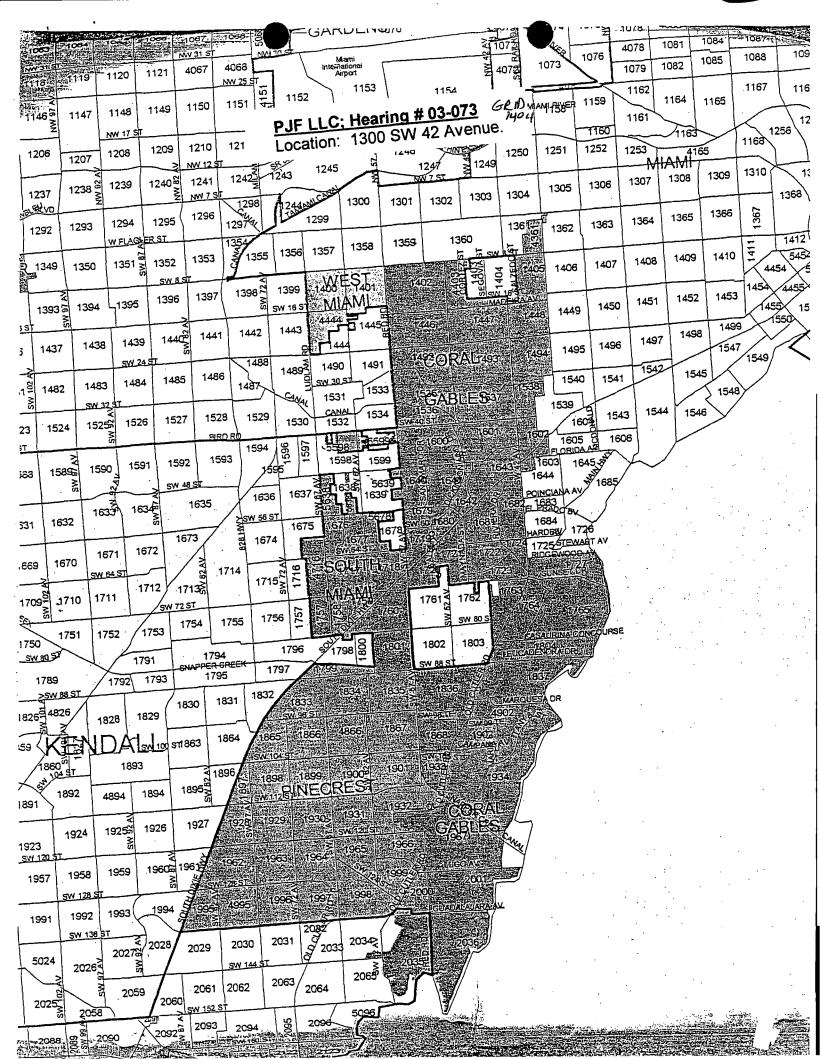
A summary of the information requested is shown below:

Grid Number	Hearing	Total Calls	s-For-Service	Total Part	I & II Crimes	
(Address*)	Numbers	2002	2003	2002	2003	
		•	(Jan-Jul)		(Jan-Jul)	
1480	02-63	1263	852	70	53	
10855 SW 26 St*	02-03	8*	1*	70	00	
1384	02-360	59	98	5	9	
1404	03-073	1486	923	149	82	
1300 SW 42 Av*	03-073	0*	0*	178	02	
1396	02-320	1608	781	138	104	
1235 SW 87 Av*	02-320	0*	2*	150		
1385	03-10	1166	734	95	57	
1481	03-106	1039	629	120	80	
2520 SW 105 Ct*	03-100	0*	0*	120		
1438	03-146	842	471	80	44	
1934 SW 94 Ct*	03-140	4*	0*		77	
1439	03-159	1154	659	108	71	
8980 SW 21 St*	03-133	1*	0*	100	/ '	
1398	03-169	1586	877	111	81	
7361 SW 12 St*	03-103	0*	0*		01	
1520	03-177	597	375	42	24	
11991 SW 35 St*	03-177	0*	0*			

<sup>\*</sup>Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia Addison Rutherford, at 305-471-2514.

VMS/go Attachments (10)



## Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "1404" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1404	13	SPECIAL INFORMATION/ASSIGNMENT	96
	14	CONDUCT INVESTIGATION	155
	15	MEET AN OFFICER	451
	16	D.U.I.	4
	17	TRAFFIC ACCIDENT	122
	18	HIT AND RUN	23
	19	TRAFFIC STOP	29
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	11
	22	AUTO THEFT	36
	25	BURGLAR ALARM RINGING	114
	26	BURGLARY	53
	27	LARCENY	46
	28	VANDALISM	23
	29	ROBBERY	7
	32	ASSAULT	53
	33	SEX OFFENSE	6
	34	DISTURBANCE	128
	36	MISSING PERSON	7
	37	SUSPICIOUS VEHICLE	13
	38	SUSPICIOUS PERSON	22
	39	PRISONER	12

# Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "1404" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1404.	41	SICK OR INJURED PERSON	31
	43	BAKER ACT	5
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	5
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	7

Total Signals for Grid 1404: 1486

Total Reported: 1005 Total Not Reported: 481

**Total for All Grids: 1486** 

# Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" ) and ( Dis.Grid in ( "1404" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1404	13	SPECIAL INFORMATION/ASSIGNMENT	65
	14	CONDUCT INVESTIGATION	130
	15	MEET AN OFFICER	283
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	54
	18	HIT AND RUN	13
	19	TRAFFIC STOP	23
	20	TRAFFIC DETAIL	9
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	9
1	25	BURGLAR ALARM RINGING	58
	26	BURGLARY	38
	27	LARCENY	23
	28	VANDALISM	7
	29	ROBBERY	2
	32	ASSAULT	17
	33	SEX OFFENSE	8
	34	DISTURBANCE	69
	36	MISSING PERSON	9
	37	SUSPICIOUS VEHICLE	10
	38	SUSPICIOUS PERSON	28
	39	PRISONER	11

# Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" ) and ( Dis.Grid in ( "1404" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1404.	41	SICK OR INJURED PERSON	34
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	7
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	1

Total Signals for Grid 1404:

923

Total Reported: 613

**Total Not Reported: 310** 

Total for All Grids: 923



Miami-Dade Police Department

Crime Information Wareh

Came Information W.

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", "", "ZZ", "P" ) and Dis.Incident Address contains "1300 SW 42 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit

Date: 8/21/2003



Crime Information M
Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", "", "ZZ", "P" ) and Dis.Incident Address contains "1300 SW 42 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre		Disp Time	1st Arriv Time	1st Arriv Unit

Date: 8/21/2003

Report: X:\CIW\Reports\DI3623~1.IMR Page 1



# Part I and Part II Crimes w/o AO For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 1404

Part I Crimes	Total Crimes	
Grid 1404		
110B - SODOMY	1	
1200 - ROBBERY	4	
130A - AGGRAVATED ASSAULT	5	
2200 - BURGLARY	18	
230C - SHOPLIFTING	10	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	26	
230G - SHOPLIFTING ALL OTHERS	30	
2400 - MOTOR VEHICLE THEFT	22	
Grid 1404 TOTAL	116	
Total Part I :	116	



# Part I and Part II Crimes w/o AOAF For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 1404

PART II Crimes		Total Crimes	
Grid 1404			
1000 - KIDNAPPING - ABDUCTION		1	
130B - SIMPLE ASSAULT		16	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANU	JF	8	_
260A - FRAUD CON/SWINDLE/FALSE PRET.		3	
260B - FRAUD CREDIT CARD/ATM		2	
260D - IMPERSONATION		3	
	Grid 1404 TOTAL	33	
Total PART II :		33	

**Grand Total:** 

149

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting\_Agency\_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1404")



# Part I and Part II Crimes w/o AO For Specific Grids From 2003-01-01 Thru 2003-07-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 1404

Part I Crimes	Total Crimes	
Grid 1404		
110A - RAPE	6	
1200 - ROBBERY	2	
130A - AGGRAVATED ASSAULT	3	
2200 - BURGLARY	15	
230C - SHOPLIFTING	7	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	20	
230G - SHOPLIFTING ALL OTHERS	7	
2400 - MOTOR VEHICLE THEFT	8	
Grid 1404 TOTAL	68	
Total Part I :	68	



# Part I and Part II Crimes w/o AO For Specific Grids From 2003-01-01 Thru 2003-07-31

**YEAR: 2003** 

Crime Information Warehouse

Grld(s): 1404

PART II Crimes	Total Crimes
Grid 1404	,
1000 - KIDNAPPING - ABDUCTION	3
130B - SIMPLE ASSAULT	5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	6
Grid 1404	TOTAL 14
Total PART II :	14

Grand Total:

82

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting\_Agency\_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "1404")

## **MEMORANDUM**

TO:

Diane O'Quinn Williams

DATE:

September 27, 2002

Director

Department of Planning and Zoning

FROM:

Danny Alvarez, Director

Miami-Dade Transit

SUBJECT:

FY03 Blanket Concurrency Concurrency Approval for

**Transit** 

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc:

Aurelio Rodriguez, Assistant Director

Mario G. Garcia, Chief

TT CT. TA WE'RS DADE SEA WAT ME.

TO:

Guillermo E. Olmedillo. Director Building & Zoning Department DATE:

May 3rd, 1999

SUBJECT:Concurrency

Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director/

Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

#### Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Salid Wests Managemen Salid Wests Receity Connecty Analysis Receil Year 1999-2000

	<del>,                                     </del>		RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				NORTH DADE	i www.	, <b>w</b> m		
Prop	Waste Projections (tons)	On-site Gross Tonnage	Gross	Unders to South Dade	Shredded Tires to North Dade		Net Tonnage (2)	RT: Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Nei Tonnege [3]	Landfill Garbage [4]	Land# Trash (5)	Lands Garbage/Trash [6]	Waste to energy Transh [7]	Total [1][7]
2000	1,746.0001	936,000	152.000	12.000	147,000	625.000	195.000 270.000	18.000 48.000	22.000 27.000	156,000				100,000	1,746,00 1,687,00	
2001 ** 2002	1,687,000 1,687,000	936,000 936,000	167,000	11,000 11,000 11,000	138,000 138,000 138,000	620.000 620.000 620.000		48.000 48.000	27,000 27,000	195,000	230,000	264,000 364,000	140.000	0	1,687,00	
2003 *** 2004	1,687,000 1,687,000	936,000 936,000 936,000	167,000 167,000 167,000	11,000 11,000 11,000	138.000 138.000	620.000 620.000	270,000 270.000	48.000 48.000	27,000 27,000	195.000 195.000	230.000	364.000	140,000	0	1,687,00 1,687,00 1,687,00	
2005 2006 2007	1,687,000	936,000 936,000	167,000 167,000 167,000	11,000 11,000 11,000	138,000 138,000 138,000	820,000 820,000 620,000	270,000 270,000 270,000	48,000 48,000 48,000	27,000 27,000 27,000	195,000 195,000 195,000	230,000	364,000	140,000	0	1,687,00	

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1 75M	870,000	86.000	\$36,000 (93%G/7%T)
101128		196,000	196,000 (RTI)
" TOTAL & 1 69M	870.000	66,000	936,000 (93%9/7%1)
10120		270,000	270.000 (RTI)
*** TOTAL @ 1.69M	870,000	65,000	936,000 (93%G/7%T)
100.000 to WTI	,	270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	MS.		
GARBAGE 56 4%			952,000
TRASH 43 3%			730,000
SPECIAL 0 3%			5.000
TOTAL			1,687,000

EMAINING CAPACITY BY FACILITY		South Dade	North Dade	South Dade (w/o cell 5)
	Ashfill	Capacry **	Capacity ***	(se tess 4.4 m tons)
	Capachy *	9,148,000	3,943.000	4,748.000
ase Capacity	3.150.000	8.825.000	3,671,000	4,425,000
000	3,003,000	8.596,000	3,407,000	4,195.000
001	2,865,000	8.365.000	3,143,000	3,965,000
002	2.727,000	8.135.000	2,779,000	3,735,000
103	2.589.000		2,415,000	1,505,000
04	2.451,000	7,905,000	2,051,000	3,275,000
05	2,313,000	7,675.000	1,687,000	3,045.000
06	2,175.000	7,445,000		2,815.000
007	2.037.000	7.215.000	1,323,000	2,585,000
O8	1,899,000	6.965,000	959.000	2,565,000
∪8 O≆	1,751 000	6.755.000	595.000	
	1,623,000	6,525.000	231,000	2.125.000
10	1,485,000	6,295,000	0	1,896.000
111	1,347,000	6.065.000	0	1,665,000
12	1,209,000	5.835.000	0	1,435.000
13	1,071,000	5,605,000	0	1,205,000
14	933,000	5,375.000	0	975.000
15		5.145.000	0	745,000
16	795,000	4 915,000	ō	515.000
17	657.000	4,685,000	ő	285,000
18	519,000	4.455.000	õ	55,000
19	381.00G	4,225,000	ŏ	-175,000
20	243.000	3,995,000	ŏ	-405.000
21	105,000		0	-668,000
22	0	3,732.000	0	-1,038,000
23	0	3,364.000	Ċ	-1,404,000
24	\$	2,996.000		-1,772.000
25	0	2.528.000	0	
26	C C	2.260.000	0	-2,140.000
2 <sup>0</sup>	ē	1,892,000	0	-2.508.000
2° 28	o o	1,524,000	0	-2,876.000
∠8 129	0	1,158,000	0	-3,244,000
	Ö	788,000	O	-3.612.000
30	Ö	420.000	0	-3,980,000
31	0	52,000	0	-4,348.000
032	2	316,000	0	-4,716.000
333	c c	-684,000	٥	-5,084.000
134		-1.052.000	ō	-5,452,000
35	0	-1,420,000	ō	-5,820,000
36	0	-1,788.000	ŏ	-6,185,000
37	0	-2,156,000	ő	-6,586.000
035	0	-2,150,000 -2,524,000	Ö	-6,924,000
	c	-2,524,000	U	,
olai Remaining Years	21	32	10	19
Na Laurania i i a e a	•			

"Agriller capacity incusers care 17.20 care 19-20 have not been constituted."
"South Date encusive care 37.4 and 5, care 5 has not been constituted. Once agriller capacity is used up our post to South Date Assemble as under so non-unner capacity whether or not it is used as cover ""Horn Date capacity represents bustout of the facenty When North Date landfall capacity is desired to self-it exposes an derived from the Capacity of Mamin-Date Capacity Capacity is desired by the Engineering Division of the Capacity and South Capacity

## **MEMORANDUM**

TO:

Dianne O'Quinn-Williams, Director

DATE:

August 6, 2002

Department of Planning and Zoning

FROM:

Vivian Donnell Rodriguez

SUBJECT: Concurrency Approval

Director

Park and Recreation Departm

*P*S

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD



MAMI-DADE COUNTY DIRECTOR'S OFFICE DE PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres	Bxist	ing Local Open	Space	Total	Surplus	Leve 1
	1001111111	ropuración	robutation	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Local Open Space	(Deficit) Acres	of Service
2382		<b>     </b>	* - 4 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	************				25254545555	acessaca=====	
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	. 65.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2.246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
		:00000000000			<b>855</b> 542566868686	*************	AF30005555573	~52686666	=======================================	.=======
<b>D</b> :	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522

- 1714



## MEMORANDUM

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning,

FROM: Danny Alvarez, Executive Director

Office of Public Transportation Managemen

DATE:

September 3, 2002

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27<sup>th</sup> Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27<sup>th</sup> Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes Mario G. Garcia 107,07-17A METRO-DADE/GSA-MAT. MGT



Original to Helen proun

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

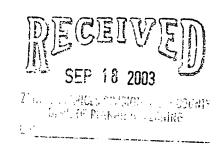
Department of Solid Wastel Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

#### Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



#### Department of Solid Waste Management (DSWM)

#### Solid Waste Facility Capacity Analysis

#### Fiscal Year 2002-2003

<u> </u>			RESOURCES RECOVERY FACILITY					RTIFA	CILITY			LANDFILLS			
											SOUTH	NORTH DADE	WMI	WHEELABRATOR (contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
					[1]	[2]			[3]	[4]	[5]	(6)	(7)	[8]	(1)-(8)
2003 •	1,837,000	938,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	938,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000	273,500		100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000	273,500		100,000	- 1	1,715,500
2006	1,705,500	936,000 936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500 1,705,500	936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000		67,000 67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000 27,000	176,000 176,000	263,500 263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000			100,000		1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000			100,000		1,705,500 1,705,500
	ES RECOVER	,	GARBAGE	TRASH	TIRES	TOTAL		5,,555	1,,,,,,,	110,000	100,000	333,000)	100,000		1,705,500
TOTAL	@ 1.84M		853,000	69,000 270,000	14,000			e; 9% Trash, includ	les Tires)						
* TOTAL	<b>2</b> 1.72M		853,000	69,000 270,000	14,000	935,000 270,000		je; 9% Trash, includ	es Tires)						
** TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	ies Tires)						
OTAL WA	STE STREAM	PERCENTAGE	ES @1.84 MILL	IONS TONS											
GARBAGE TRASH 44. GPECIAL (I		1.3%	997,000 816,000 24,000 1,837,000										,		
PEMAINIM	G CAPACITY F	Y FACILITY A	T END OF FISC	CAL VEAD										<u> </u>	
		•			Ashfill						outh Dade	North Dade	WMI ****		
Year					Capacity *						Capacity **	Capacity ***	Disposed		
Base Cap 2003	acity				207,000 61,000						4,352,000	3,130,000	146,000		
2003					01,000						3,942,000 3,668,500	2,797,000	100,000		
2005					n						3,395,000	2,402,000 2,007,000	188,000 249,000		
2006					Ô						3,131,500	1,612,000	249,000		
2007					0						2,888,000	1,612,000	249,000		
2008					ŏ						2,604,500	822,000	249,000		
2000											_,004,000	U£2,000	270,000		

1	otal Remaining Years	0	12	6	
•	Ashfili capacity includes cells 17 and 18; cells 19-20 have not been const	ructed. When cells 17 and 18 are depleted Resources Recovery	Plant Ash and Okeelanta Ash no to So:	uth Dade Landfill and Mediev Landfill (AMI)	

<sup>\*\*</sup> South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover. \*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

2009

2010

2011

2012

2013

2014

2015

2016

2017

2018

2,604,500 2,341,000

2,077,500 1,702,000

1,294,500

887,000

479,500

72,000

0

0

427,000

32,000

249,000

249,000

500,000

500,000

500,000

500,000

500,000

<sup>\*\*\*</sup> Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2016. After WMI disposal contract ends tonnage goes to South Dade Landfill. All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

TO:

TT CT. 17A METRO DADE SSA MAT MET

Guillermo E. Olmedillo. Director

DATE:

May 3rd, 1999

Building & Zoning Department

SUBJECT:Concurrency

Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director >

Department of Solid Waste M

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated noncommitted waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

#### Attachment

Steve Spratt, Senior Assistant to the County Manager Jim Bostic, Deputy Director, DSWM Vicente Castro, Assistant Director for Technical Services, DSWM Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM Paul Mauriello, Executive Assistant to the Director, DSWM

	, -		PEROUPCE	S RECOVERY F	ACILITY	1		TRASH-TO-F	UEL FACILITY		SOUTH DADE	NORTH DADE	WMI	WTI	
	1 1		KESOOMSE	3.1200.1211		-					Lendfill	Landfill	Lendid	Waste to energy	
Year	Waste Projections (tons)	On-sale Gross Tonnage	Unders to South Dade	Stredded Tres to North Dade	Ash to Ashfel	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Nei Tonnage [3]	Garbage [4]	Trash [5]	Garbage/Trash [5]	[7]	Total [1]-[7]
			152,000	12,000	147,000	625.000	196,000	18,000	22.000	156,000					
2000 '	1,746,000	936,000		11.000		620,000	270,000	48,000	27.000	195,000	230,000	264,000			
2001 **	1,687,000	936,000	167,000			620,000	270,000	48,000	27,000	195,000	230.000	264,000			
2002	1,687,000	936,000	167,000	11,000				48,000	27,000	195,000	230,000	364,000	140.000	0	1,687.00
2003 ***	1.687.000	936.000	167,000	11,000		620.000	270,000		27,000	195,000		364,000	140,000	0	1,687,00
2004	1.687.000	936,000	167,000	11,000		620,000	270,000	48.000		195,000		364,000	140,000	. 0	1,687.00
2005	1.687.000	936,000	167,000	11,000	138,000	520,000	270.000	48.000	27.000			384.000	1		1,687,00
	1.687.000	936,000	157,000	11,000	138.000	620,000	270,000	48.000	27.000	195,000		364,000			1.687.00
2006	1.587.000	936.000	167,000	11,900	138,000	620,000	270.000	48.000	27.000	195,000		364,000			1,687.000
2007	1,687,000	936,000	167.000	11,000		620,000	270.000	48 000	27.000	195,000	230.000	364,000	140,000	<u> </u>	7,007,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL & 1.75M	870.000	65.000	\$36,000 (93%G/7%T)
		196,000	196,000 (RTI)
TOTAL & 1 69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270.000 (RTI)
···· TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%1)
We 100,000 to WTi		270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	INS		
GARBAGE 56 4%			952.000
TRASH 43 3%			730,000
SPECIAL 0 3%			5.000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		South Dade	North Dade	South Dade (w/o cell 5)
	Ashfill	Capacity **	Capacity ***	(te toss 4.4 m tons)
ear	Capacity*	9.148,000	3,943,000	4,748,000
lase Capacity	3.150.000	8,825,000	3,671,000	4,425.000
000	3,003.000	8,595,000	3,407,000	4,195,000
001	2.865.000	8,365,000	3,143,000	3,985,000
002	2,727.000	8,135,000	2,779,000	3,735,000
003	2.589.000	7,905,000	2,415,000	3,505,000
004	2.451.000	7.675.000	2,051,000	3,275,000
105	2.313.000	7,445,000	1,687,000	3,045.000
 106	2.175.000	7,445,000	1,323,000	2,815.000
XXX XXX	2.037.000		959,000	2,585,000
008	1.699.000	6.985.000	595.000	2,355,000
NO NOS	1,751,000	6,755,000		2,125,000
010	1,623.900	6,525,000	231,000	1,895,000
	1,485,000	6.295,000	Ç	
011	1,347,000	6,065.000	C	1,665.000
12	1,209.000	5.835.000	0	1,435.000
013	1.071.000	5.605.000	G	1,205,000
114	933,000	5,375,000	C	975,000
15	795,000	5.145.000	0	745.000
15	657.000	4.915.000	٥	515.000
017		4,685,000	0	285,000
118	519.000	4,455,000	0	55.000
119	381.000	4,225,000	ō	-175,000
20	243.000	3,995,000	ō	-405,000
21	105,000	3,732,000	ō	-668,000
022	Ç .	3,364,000	0	-1,038.000
023	0	2,996,000	ō	-1,404.000
124	Ĉ	2,626,000	Ċ	-1,772.000
025	0	2,828,000	ō	-2,140,000
026	o	1.892.000	0	-2,508,000
027	0		0	-2.876,000
128	C	1,524,000		-3.244,000
029	0	1,156,000	0	-3,612,000
330 .	0	788,000	0	-3,980,000
031	Ö	420.000	0	
	ō	52,000	0	-4.348.000
032	o o	-316.000	0	-4,716,000
033	o o	-684,000	0	-5,064,000
034	0	-1.052.000	0	-5,452,000
035	ů	-1,420,000	0	-5.820.000
036	0	-1.788,000	0	-6.188,000
037	ŏ	-2,158,000	0	-8,558,000
038	0	-2,524,000	0	-6,924,000
039	U	5.5		
otal Remaining Years	21	32	10	19
Not cramming rooms				

"Arthis capacity includes call 17-20 calls 19-20 have not been constructed.
""Sound Darks recludes care 3, 4 and 5 call 5 has not been constructed. Once aerific opacity is used up call point to Sound Darks. Assumes at under so consumes capacity whether or not it is used as cover ""Horn Darks capacity represents buildout of the facety. When North Darks landfit opacity is deplied that is exposed. At capacity layers are derived from the Capacity of Marm-Darks Carry Landfits responsed by the Engineering Division of the Department of Solid Waste Management. Darks October 1999.

## **MEMORANDUM**

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

**SUBJECT:** Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Accrued Total Need @ Population Population Population 2.75 Acre				Exist	ing Local Open	Total Local	Surplus (Deficit)	Level of	
	Population	Populacion	Populacion	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
====	=======================================	=======================================					*========	=======================================	:========	*======
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
====		=======================================	=========	=======================================	==========		*============	===========	=====================================	=======
	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director /

Department of Solid Waste Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

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#### Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

								TRASH-TO-F	UEL FACILITY		SOUTH DADE	NORTH DADE	1 WMI	WTI	!
			RESOURCE	S RECOVERY F	ACILITY					Landfill	Landid	Landis	Waste to energy	l	
Year	Waste Projections (Ions)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfel	Nei Tonnage [2]	RT: Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Nei Tonnage [3]	Garbage [4]	(5)	Garbage/Trash (6)	[7]	Total [1]-[7]
2000 .	1,746,000	936.000	152,000	12,000		625.000 620.000	195,000 270,000	18,000 48,000	22.000 27.000	156,000 195,000	230,000	264,000	140,000	100,000	1,687,00
1001 ** 1002	1,887,000 1,687,000	936,000 936,000 936,000	167,000 167,000 167,000	11,000	138,000	620.000 620.000	270.000 270.000	48.000 48.000	27,000 27,000 27,000	195,000 195,000 195,000	230,000	364,000	140,000	0	1,687.0 1,687.0
1003 *** 1004 1005	1,687,000 1,687,000 1,687,000	936,000 936,000	167,000 167,000	11,000 11,000	138.000	620,000 620,000	270,000 270,000 270,000	48,000 48,000 48,000	27,000 27,000 27,000	195,000	230.000	364.000 364.000	140,000		1,687.0 1,687.0 1,687.0
2006	1,687,000 1,687,000 1,687,000	936,000 936,000 936,000	167,000 167,000 167,000	11,000 11,000 11,000	138,000	620.000 620.000 620.000	270.000 270.000 270.000	48.000 48.000	27,000	195,000 195,000					1.687.0

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 175W	670 OUO	<b>66.00</b> 0	\$36,000 (93%G/7%T
TOTAL B TITAL		196,000	196,000 (RTI)
" TOTAL & 1 69M	870 000	66,000	936,000 (93%G/7%T)
IOIALE I GE	010,000	270,000	270 000 (RTI)
TOTAL @ 1 69M	870.000	66,000	936,000 (93%G/7%T
W/0 100.000 to WTI	0.0.00	270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO			
GARBAGE 56 4%			952,000
TRASH 43 3%			730,000
SPECIAL 0 3%			5.00C
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		South Dade	North Dede	South Dade (w/o cell 5)
REMAINING CAPACITY BY PAGET	Ashlill	Capacity **	Capacity ***	(16 1655 4 4 m (ons)
W	Capacity *	9.148.000	3,943,000	4,748,000
Year Base Capacity	3.150.000	8.825.000	3,671,000	4,425,000
	3.003.000	8,595,000	3,407,000	4,195,000
2000 .	2,865.000	8,385,000	3,143,000	3.965.000
2001	2.727.000	8.135.000	2,779,000	3,735,000
2002	2,589.000	7,905,000	2,415,000	3,505,000
2003	2,451,000	7,675,000	2,051.000	3,275.000
2004	2.313.000	7,445,000	1,687.000	3,045.000
2005	2,175,000	7,215,000	1,323,000	2,815,000
2006	2.037,000	6,985,000	959.000	2,585,000
2007	1,699,000		595.000	2,355,000
2008	1.761.000	6.755 000	231,000	2,125,000
200€	1,623,200	e,525 000	231,000	1,895.000
2010	1,485,000	6.295.000	e	1,665,000
2011	1,347,00C	6,065.000	0	1,435,000
2012	1,209,000	5,835,000	c	1,205,000
2013	1,071,000	5,605,000	0	975,000
2014	933,000	5.375.000	. 0	745,000
2015	795,000	5.145.000	0	515.000
2016	657.000	4 915,000		285,000
2017	519,000	4.685,000	C	55.000
2018	381,000	4.455,000	ē	-175.000
2019	243,000	4,225,000	0	-405,000
2020	105,000	3,995,000	0	-868,000
2021		3,732.000	C	
2022	0 0	3,364,000	0	-1,038,000
2072	و د	2,996 002	r	-1.404,000
2074		2.628.000	C·	-1,772,000
2025	e .	2.260.000	0	-2,140 000
2026	¢ '	1,892,000	e	-2,508,000
2027	•	1,524,000	0	-2 876,000
2028	C	1,156,000	e	-3,244,000
2029	0	788.000	0	-3,612,000
2030	0	420,000	0	-3,980,000
2031	0	52,000	0	-4,348,000
2032	0	-316,000	0	-4,718,000
2033	0	-684,000	0	-5.084,000
2034	0	-1,052,000	0	-5,452,000
2035	0	-1.420.000	0	-5,820.000
2036	0	-1,788,000	ō	-6,188,000
2037	0	-2,156,000	Ō	-6.556.000
2035	0	-2,524,000	0	-6,924,000
2039	¢	12.324,000	•	
5038				
		32	10	19
Taral Campiono Years	21	32	.•	
Total Remaining Years				

Aprile capacity includes call 17-20 cets 19-20 have not been constructed.

"South Date includes call 3, 4 and 5 call 5 has not been constructed. Once aeritife capacity is used up that pot to 5 south Date. Assumes at under someware capacity whether or not it is used as cover "Hours Date capacity is greated buildout of the facient, When horst Date landfat capacity is depleted that it is storted. At capacity flycres are derived from the Capacity of Marm-Date Capacity in proceed by the Engineering Derivat of the Opportment of Sond Waste Management. Dated October 1999.

### **MEMORANDUM**

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

## 2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000	Accrued	Total	= -	Exist	ing Local Open	Total Local	Surplus (Deficit)	Level of	
	Population	Population	Population	2.75 Acres Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	•	Service
====	: <b>===</b> =====	=========		:=== <b>===</b> ==			=======================================			=======
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
===:		=========			=======================================			=========	== <b>===</b> ======	=======
TOT	:1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



TO:

Diane O'Ouinn Williams

Director

Department of Planning

FROM: Robsevelt Bradley, Direct

Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

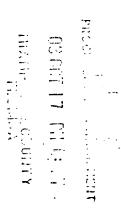
This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Aurelio Rodriguez, P.E. CC: Mario G. Garcia



DEPT. OF PLANNING & ZONING



MEMORANDUM Cy to Gel Jones

TO: Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

#### Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

SET LÉ MAS

#### Department of Solid Waste Management (DSWM)

#### Solid Waste Facility Capacity Analysis

#### Fiscal Year 2002-2003

RESOURCES RECOVERY FACILITY				RTI FACILITY					LANDFILLS	WHEELABRATOR					
											SOUTH DADE	NORTH DADE	WMI	(contract had ended on 12/31/02)	
Year	Waste Projections (lons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
					[1]	(2)			[3]	[4]	[5]	(6)	[7]	[8]	(1)-(8)
2003 ·	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000		
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000			100,000		1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000			100,000		1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000			100,000		1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000			100,000		1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000	263,500	395,000	100,000		1,705,500 1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000 27,000	176,000			100,000		1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000 122,000	622,000 622,000		67,000 67,000	27,000	176,000 176,000					1,705,500
2011	1,705,500	936,000	178,000	14,000			270,000	97,000	27,000	170,000	200,500	333,000	100,000	<u> </u>	1,700,000
RESOURC	ES RECOVER	Y	GARBAGE	TRASH	TIRES	TOTAL			1						
· TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tires)						
" TOTAL	@ 1.72M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tires)						
··· TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tues)						
TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS															
GARBAGE TRASH 44 SPECIAL ( TOTAL		1.3%	997,000 816,000 24,000 1,637,000												

	Ashfill Capacity	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed	
Yea			3,130,000	146,000	
	e Capacity 207,000				
200	3 61,000	3,942,000	2,797,000	100,000	
200	u4 0	3,668,500	2,402,000	188,000	
200	<b>15</b> 0	3,395,000	2,007,000	249,000	
200		3,131,500	1,612,000	249,000	
		2,868,000	1,217,000	249,000	
200		2,604,500	822,000	249,000	
200		2,341,000	427,000	249,000	
201		2,077,500	32,000	249,000	
201		1,702,000	0	500,000	
201		1,294,500	0	500,000	
20		887,000	. 0	500,000	
20		479,500 .	. 0	500,000	
20		72,000	0	500,000	
20		0	0		
20		0	0		
20		0	0		
20		·			
To	tal Remaining Years (	12	6		

- \* Ashfill capacity includes cells 17 and 15; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (VMII).
- " South Dade includes cells 3 and 4; cell 6 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
- \*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
- \*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2016. After WMI disposal contract ends tonnage goes to South Dade Landfill. All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

CT CT.+7A WEINS DADE SSA WAI MS

70:

Guillermo E. Olmedillo, Director

DATE:

May 3rd, 1999

Building & Zoning Department

SUBJECT:Concurrency Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser